

ENVIRONMENTAL ASSESSMENT

Riverside Replacement Property for Multiple Land and Water
Conservation Fund Conversions in Pawtucket, Rhode Island

Prepared for

City of Pawtucket, Rhode Island

137 Roosevelt Avenue

Pawtucket, RI 02860

And

National Park Service

Prepared by



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1.0 Introduction

The Land and Water Conservation Fund Act (the Act) (Public Law 88-578; currently codified at 54 U.S.C. §200304 et seq.) aims to expand and protect a public recreation estate from backyard to backcountry for the health and vitality of the American people and our visitors. The Land and Water Conservation Fund (LWCF) grant program is administered by the National Park Service (NPS) in cooperation with a Governor-designated agency for each state and territory, and provides matching grants for the acquisition, development, or renovation of tribal, state, and local outdoor recreation properties. In accepting grant funding, applicants commit to managing funded properties for public outdoor recreation purposes in perpetuity, or to provide replacement property to which their LWCF responsibilities can be converted (36 C.F.R. 59).

The City of Pawtucket (the City) is proposing to acquire a 9.28-acre property, referred to as the Riverside Property, in Pawtucket Rhode Island to use as replacement land for LWCF conversions at three different sites (Morley Field, McCoy Stadium Annex (McCoy Stadium), and Dunnell Park) within the city (see Figure 1 in Appendix A). In order for the property to be accepted as conversion replacement, it must demonstrate equivalent fair market value, recreational usefulness, and location as that which it is replacing.

The conversions being bundled for use at the Riverside Property were chosen because of the equivalent recreational usefulness that the Riverside Property will provide. The Riverside Property is proposed to be used as replacement land for conversions at Morley Field (partial conversion), McCoy Stadium (partial conversion), and Dunnell Park (partial conversion). The total converted acreage at the three sites combined is 11.44 acres. The total appraised value of the three combined conversions is \$1,584,698. The Riverside property was appraised at \$1,980,000; therefore, it will adequately provide more than enough value for the conversions being bundled. The Riverside Property will become a city park that will provide the community with passive recreation opportunities. The Riverside Property will include the creation of a walking trail loop and a parking area. The NPS has confirmed that after the completion of the conversions, the City can bank the remaining appraised value of the Riverside Property for future conversion consideration (see NPS Letter in Appendix B).

2.0 Proposed Action

The City is proposing to transfer LWCF responsibilities of three City parks (see Recreational Utility Table in Appendix C) to the Riverside Property. The proposed federal action is to approve this exchange after comparing the recreational usefulness and appraised fair market value of the properties in question.

2.1 Purpose and Need

The purpose of the proposed action is to resolve multiple LWCF conversions in the City of Pawtucket. The proposed action is needed to comply with the NPS's guidelines for LWCF-funded sites in which land converted to non-recreational uses must be replaced with land of equal or greater value and recreational usefulness. Failure to resolve the conversions would put the City out of compliance with program requirements and potentially and subsequently render the City ineligible to receive additional LWCF funding. It would not change whether or not the city conversion properties are used for non-recreation purposes and federal approval of those uses is not part of this federal action.

3.0 Alternatives Considered

The City considered three alternatives to address the existing conversions of the three LWCF-funded parks (Morley Field, McCoy Stadium, and Dunnell Park).

Alternative 1 - No Action

The “no action” alternative would not resolve the outstanding conversions and, therefore, not meet the purpose and need of the proposed action and the City would continue to be out of compliance with the LWCF program.

Alternative 2 – Multiple Replacement Parcels

Alternative 2 identified three different parcels of land as potential replacement properties. These properties were located at 482 Pawtucket Avenue, Esten Avenue, and Gibson Avenue. Although these properties would provide adequate replacement acreage, they would not provide equivalent recreational usefulness.

- Pawtucket Avenue – A majority of the parcel is currently occupied by an existing building. The existing building was used as a commercial laundromat and dry cleaner until 2022. In order to make the site a viable option for passive or active recreation, the existing building would need to be demolished, and the site would need to be remediated. This demolition and remediation would require significant expenses.
- Esten Avenue - A majority of the parcel is a parking lot, and a large wetland complex exists on the remainder of the parcel. The wetland area cannot be developed for active or passive recreation and the parking area is utilized by an apartment complex nearby. Even if a portion of the parking lot was removed, there would not be suitable space for any recreational features.
- Gibson Avenue - Was a former city park but is not easily accessible and is frequently vandalized. Additionally, existing parks cannot be used as LWCF replacement property.

Alternative 3 – One Replacement Parcel

Alternative 3 identified the Riverside Property on Pleasant Street, adjacent to the Seekonk River as a potential replacement property. The Riverside Property is adjacent to the existing City-owned Max Read Field. It could be developed for passive recreation.

The City chose to replace the three converted properties with the Riverside Property as it provides equivalent recreational usefulness.

4.0 Environmental Impacts

4.1 Recreational Resources

A summary of the recreational resources lost and/or replaced at the converted sites can be found in the Recreational Utility Table in Appendix C.

Morley Field

Morley Field was developed in 1971 to create sports fields for the local Woodlawn community on a 5.2-acre property (two parcels) (see Figure 2 in Appendix A). Over the last 30 years, usage of the fields was reduced significantly. In 2021 there were no permit applications for any recreation/league use of the fields due to the local sports teams moving to Max Read Field. Max Read Field is within the Oak Hill Neighborhood, adjacent to the Woodlawn Neighborhood. In 2022 the fields at Morley were fenced and locked due to soil contamination concerns discovered by the City (detailed in Section 4.2.11). The northern parcel of the Morley Field property (3.1 acres) will be converted into a parking lot for use by the new, adjacent distribution center and the park due to soil exceedances of lead and SVOCs (semi-volatile organic compounds) identified. No exceedances of soil contaminants above residential standards were identified on the southern parcel (to remain in recreational use), so remediation will not be required to develop the parcel for passive recreation. The City of Pawtucket plans to use the southern parcel (2.1 acres) for passive recreation and as a community event space (see Figure 3 in Appendix A). A walking trail, pollinator garden, river access, landscape buffers between the park and distribution center and parking lot, and open space for events are proposed. All facilities will be ADA accessible (see preliminary plans in Appendix D).

The use of the remaining 2.1 acres of Morley Field for passive recreation and community events is more aligned with the current needs of the community. The residents of the Woodlawn neighborhood expressed the need for community event space. Currently, there is community event space at Payne Park (located within one mile of Morley Field); however, due to the park size, parking availability, and street access, all events require street closures and police details. Morley Field would provide a larger space, more parking, and is located between two dead-end streets that would not require police detail. Events at Morely Field would be less disruptive to the neighborhood.

McCoy Stadium

The McCoy Stadium Annex was constructed in 1970 on a portion of land around the existing McCoy Stadium. The LWCF protected Annex area is 10.8 acres and originally included a running track, a football field (Pariseau Field), a baseball field, and an open field area (see Figure 4 in Appendix A). The open field area was later converted into a second baseball field.

Due to the expansion of McCoy Stadium in the 1990's, the two baseball fields were removed in 1990. The City replaced the two baseball fields by building a new baseball field at Slater Park and a new softball field at Hank Soare Complex. In addition, the City purchased a 9-acre parcel of land along the Ten Mile River. The parcel acquired appraised at a higher value than the McCoy Stadium Annex; therefore, providing enough value for the conversion. The City prepared a conversion package for these replacements in the 1990's, however, it was never finalized/approved by the NPS so the transfer of LWCF responsibilities to the replacement fields or the land was never completed.

Currently, there are no recreational features present on the property (see Figure 5 in Appendix A). A new high school is planned to be built on the property by the City of Pawtucket which will have a football/soccer field with track, a baseball field, and a softball field to replace the lost facilities (see future plans in Appendix D). The fields will be owned and operated by the City of Pawtucket and will be open and accessible to the public. In the area where Pariseau Field was previously located, a new football/soccer field with a track will be constructed. This field/track area will remain in LWCF protection (4.76 acres of the 10.8-acre LWCF property) given it will be owned by the City and open and accessible to the public. The remaining 6.04 acres will be converted to the new high school building. The new baseball and softball fields that will be constructed as part of the high school complex will be in different locations on the property than the baseball fields that existed prior to 1990. Although they will provide the same recreational opportunities that were lost at the site, they will not be within the LWCF boundary.

Dunnell Park

Dunnell Park was developed in 1980 to create three baseball/softball fields and basketball courts on 14 acres. Some of the land that comprised the original development of the park (4.7 acres) was owned by the Pawtucket Housing Authority (Prospect Heights Apartments) (see Figure 6 in Appendix A). In 1980, the Housing Authority approved the transfer of the 4.7 acres of land to the City for the recreational development of the ball fields; however, the property transfer was incomplete, and the 4.7 acres of land remained under ownership of the Housing Authority. Due to the fact that the City, as well as the Housing Authority, were unaware that the deed transfer fell through, a portion of the LWCF-protected property (2.3 acres) has since been developed with housing units. The remaining park property is still in recreational use and contains three baseball/softball fields (see Figure 7 in Appendix A). The City of Pawtucket acquired a recreational easement for the portion of the property still owned by the Pawtucket Housing Authority (2.4 acres still in recreational use) to ensure it remains in recreational use in perpetuity.

Riverside

The Riverside Property is a 9.28-acre parcel of land that will be subdivided from the larger 34-acre parcel of land known as the Riverside Cemetery (see Figure 8 in Appendix A) which is listed in the National Register of Historic Places. The 9.28 acres of land that will be subdivided for the Riverside Property does not contain any features that contribute to the historic cemetery. Due to the fact that the property will be subdivided, the Riverside Property parcel of the property will not be considered for listing on the National Register of Historic Places.

The Riverside Property is adjacent to the Seekonk River and south of the LWCF-protected Max Read Field. Historically, portions of the Riverside Property were used for a gravel extraction operation. As a result of the gravel extraction operation, a 30'+ deep "bowl" can be found at the approximate center of the property. The City is proposing the creation of walking trails, river access and a parking area. Vehicle access to the park will be from Pleasant Street via an access easement (see future plans in Appendix D). Pedestrians will also be able to access the park from Max Read Field to the north that also has parking. The parking area will be gravel and accommodate up to twelve spaces for vehicles, two of which will be ADA (handicap) accessible (i.e., paved). Dirt roads exist throughout the property from its previous uses. The dirt roads will be improved to create the walking trails, where possible. The trails will not be paved to avoid adding impervious surfaces within the floodplain of the Seekonk River and maintain a natural passive recreational feel for users to experience the riverfront.

As the City of Pawtucket has experienced changing demographics, the City's recreation needs have shifted. The City has observed that local sports leagues utilize the larger City-wide facilities such as Max

Read Field and not the local neighborhood fields. The new high school at the McCoy Stadium property will also provide new sports fields to fulfill the needs of the City. Therefore, the Riverside Property is proposed to be used for passive recreation to align with the City's future recreation plans. One of the City's goals is to provide open access to the Seekonk River. Currently there are only two places that allow public access to the River within the City.

4.2 Natural Resources

4.2.1 Wetlands and Watercourses

Morley Field

There are no watercourses present within Morley Field. The Moshassuck River is adjacent to the western boundary of Morley Field. Analysis of the National Wetlands Inventory (NWI) mapper did not identify any wetlands within Morley Field. Review of the Rhode Island Department of Environmental Management (RIDEM) Environmental Resource Map did not identify any wetlands on the property. There will be no impacts to the Moshassuck River as a result of this federal action.

McCoy Stadium

There are no watercourses present within or adjacent to McCoy Stadium. Analysis of the NWI mapper did not identify any wetlands within McCoy Stadium. Review of the RIDEM Environmental Resource Map did not identify any wetlands on the property. There will be no impacts to any wetlands or watercourses as a result of this federal action.

Dunnell Park

There are no watercourses present within or adjacent to Dunnell Park. Analysis of the NWI mapper did not identify any wetlands within the Dunnell Park. Review of the RIDEM Environmental Resource Map did not identify any wetlands on the property. There will be no impacts to any wetlands or watercourses as a result of this federal action.

Riverside

There are no watercourses present within the Riverside Property. The Seekonk River is adjacent to the Riverside Property to the east. Analysis of the NWI mapper did not identify any wetlands within the Riverside Property. Review of the RIDEM Environmental Resource Map did not identify any wetlands on the property. Historically, portions of the Riverside Property were used for a gravel extraction operation. As a result of the gravel extraction operation, a 30'+ deep "bowl" can be found at the approximate center of the property, and the property is considered to be highly disturbed.

Prior to the development of the site for recreation (walking trails and parking area), the city will need to conduct a wetland delineation for any permits required.

4.2.2 Floodplains

Morley Field

Federal Emergency Management Agency (FEMA) flood mapping shows that Morley Field is located adjacent to the Moshassuck River which has a Zone AE FEMA regulated 100-year floodplain (shown in Appendix E). There will be no impacts to the FEMA regulated 100-year floodplain as a result of this federal action.

McCoy Stadium

FEMA flood mapping shows that McCoy Stadium does not have any mapped 100-year floodplains within the site (see Appendix E).

Dunnell Park

FEMA flood mapping shows that Dunnell Park does not have any mapped 100-year floodplains within the site (see Appendix E).

Riverside

FEMA flood mapping shows that the Riverside Property is located adjacent to the Seekonk River which has a Zone AE FEMA regulated 100-year floodplain (shown in Appendix E). A small portion of the proposed recreational development (walking trails) is within the FEMA floodplain; however, the impact is minimal and will not cause any changes in the flood elevation level.

4.2.3 Marine and/or Estuarine

Morley Field

Morley Field is not located on or near marine or estuarine resources. There will be no impacts as a result of this federal action.

McCoy Stadium

McCoy Stadium is not located on or near marine or estuarine resources. There will be no impacts as a result of this federal action.

Dunnell Park

Dunnell Park is not located on or near marine or estuarine resources. There will be no impacts as a result of this federal action.

Riverside

The Seekonk River is a tidal estuary at the Riverside Property. There will be no impacts as a result of this federal action.

4.2.4 Coastal Barrier Resources or Coastal Zones

Morley Field

Rhode Island has Coastal Barrier Resource Systems (CBRS) throughout the state. Morley Field is not located within or adjacent to a CBRS or coastal zone. There will be no impacts as a result of this federal action.

McCoy Stadium

Rhode Island has CBRSs throughout the state. McCoy Stadium is not located within or adjacent to a CBRS or coastal zone. There will be no impacts as a result of this federal action.

Dunnell Park

Rhode Island has CBRSs throughout the state. Dunnell Park is not located within or adjacent to a CBRS or coastal zone. There will be no impacts as a result of this federal action.

Riverside

Rhode Island has CBRSs throughout the state. The Riverside Property is not within a CBRS. Due to the fact that the Riverside Property is not located near any designated CBRS, no consistency determination is required and no reasonably foreseeable effects to coastal barrier resources are anticipated.

Rhode Island's Coastal Zone Management Area (CZMA) encompasses the entire state. The jurisdiction of CMZAs is under the management agency of the Coastal Resources Management Council (CRMC). The regulatory authority of the CRMC is generally defined as the area extending from the territorial sea limit, 3 miles offshore, to 200 feet inland from any coastal feature. The Seekonk River is tidal at the Riverside Property; therefore, a portion of the property is located within the CRMC jurisdiction. The development of the Riverside Property will consist of walking trails, two soccer fields, and a parking area. Although the trails are within 200 feet inland from the Seekonk River, there will be no impervious surfaces proposed within the 200-foot coastal buffer zone. The proposed action will most likely not require a consistency determination for the CZMA. Activities that require consistency determinations include federal actions that are reasonably, likely to affect any land or water use or natural resources of the coastal zone. Although developing the recreational features at Riverside is a change in land use, there will be no impacts to water or natural resources. The land use will also be improved from its current condition of a gravel pit. Although a consistency determination is not anticipated to be needed, a CRMC permit will most likely be required for any construction or alteration on a coastal feature or within 200 feet of a coastal feature or tidal waters of Rhode Island.

4.2.5 Water Quality and/or Quantity

Morley Field

There are no watercourses present within Morley Field. The Moshassuck River is adjacent to the western boundary of Morley Field. Review of the RIDEM Environmental Resource Map did not identify any wetlands on the property. There will be no impacts as a result of this federal action.

McCoy Stadium

There are no watercourses present within or adjacent to McCoy Stadium. Review of the RIDEM Environmental Resource Map did not identify any wetlands on the property. There will be no impacts as a result of this federal action.

Dunnell Park

There are no watercourses present within or adjacent to Dunnell Park. Review of the RIDEM Environmental Resource Map did not identify any wetlands on the property. There will be no impacts as a result of this federal action.

Riverside

The Seekonk River is tidal at the Riverside Property. The Riverside Property is within the RIDEM Freshwater Wetlands and the CRMC permitting jurisdiction. A CRMC permit will most likely be required for any construction or alteration on a coastal feature or within 200 feet of a coastal feature or tidal waters of Rhode Island.

4.2.6 Threatened and Endangered Species

Morley Field

The Rhode Island Geographic Information System Natural Heritage Area (RIGISNHA) (2025) webmap was utilized to determine the potential for impacts to any threatened or endangered species located within the Morley Field Property. Analysis of the map determined that Morley Field is not located within a NHA, or an area where there are observations of community or nesting sites for State or Federally listed rare or threatened species or species deemed noteworthy by the State.

In 2025, the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) was reviewed to identify species that may be affected by the Morley Field conversion. It was concluded that there are three threatened, endangered, or candidate species that could be present including the northern long-eared bat, tricolored bat, and Monarch butterfly. The project submission in IPaC resulted in a No Effect determination to threatened and/or endangered species as a result of this federal action.

Dunnell Park

The RIGISNHA (2025) webmap was utilized to determine the potential for impacts to any threatened or endangered species located within the Dunnell Park property. Analysis of the map determined that the Dunnell Park property is not located within a NHA, or an area where there are observations of community or nesting sites for State or Federally listed rare or threatened species or species deemed noteworthy by the State.

In 2025, the USFWS IPaC was reviewed to identify species that may be affected by the Dunnell Park conversion. It was concluded that there are three threatened, endangered, or candidate species that could be present including the northern long-eared bat, tricolored bat, and Monarch butterfly. The project submission in IPaC resulted in a No Effect determination to threatened and/or endangered species as a result of this federal action.

McCoy Stadium

The RIGISNHA (2025) webmap was utilized to determine the potential for impacts to any threatened or endangered species located within the McCoy Stadium property. Analysis of the map determined that the McCoy Stadium property is not located within a NHA, or an area where there are observations of community or nesting sites for State or Federally listed rare or threatened species or species deemed noteworthy by the State.

In 2025, the USFWS IPaC was reviewed to identify species that may be affected by the McCoy Stadium conversion. It was concluded that there are three threatened, endangered, or candidate species that could be present including the northern long-eared bat, tricolored bat, and Monarch butterfly. The project submission in IPaC resulted in a No Effect determination to threatened and/or endangered species as a result of this federal action.

Riverside

The RIGISNHA (2025) webmap was utilized to determine the potential for impacts to any threatened or endangered species located within the Riverside Property. The Riverside Property is located within a Natural Heritage Area. The NHA dataset is a representation of areas in which "discreet observations of a community or nesting site of State or Federally listed rare or threatened species OR species deemed noteworthy by the State" (RIGIS, 2025) are located.

In 2025, coordination with the RIDEM Division of Planning and Development was initiated and a Natural Heritage Observation report was run for the state-listed rare, threatened, and endangered species. The report indicated the observation of state endangered, concern, and threatened species within a half mile radius of the Riverside Property. The species included the Northern Diamondback Terrapin (2 separate observations), Salt Reedgrass/Big Cordgrass, and Tall White or Foxglove Beardtongue. None of these species were observed at the Riverside Property and no further coordination regarding these species is required.

In 2025, the USFWS IPaC was reviewed to identify species that may be affected by the Riverside Property development for passive recreation. It was concluded that there are two threatened, endangered, or candidate species that could be present including the tricolored bat and Monarch butterfly. The project submission in IPaC resulted in a Not Likely to Adversely Affect determination to threatened and/or endangered species assuming all tree trimming and cutting can be conducted outside of the pup season (trees must be cut between August 16 and May 31 of any calendar year).

4.2.7 Invasive Species

Morley Field

Invasive plant species are present along the Moshassuck River, which borders Morley Field to the west. The City has plans for the removal of invasive plant species in and along the Moshassuck River; however, the invasive species removal project is a separate project and not part of this federal action.

McCoy Stadium

Due to the urbanization of McCoy Stadium, the vegetation within the project area is sparse. However, in urban areas, invasive species are more likely to overtake native species. Common invasive plants in

this area include Multiflora rose, Japanese barberry, and oriental bittersweet. Any invasive species removal as part of the future development of the site is not part of this federal action.

Dunnell Park

Dunnell Park is well maintained mowed grass and baseball fields; therefore, invasive plants are likely not present.

Riverside

The Riverside Property was evaluated to determine if any invasive species are present on the site by a general site walk through. Invasive species were noted as being within the project area. There is a potential for invasive species to be introduced through construction equipment. Invasive species management will need to be taken into consideration with the development of the Riverside Property.

4.2.8 Migratory Birds

Morley Field

The USFWS IPaC was reviewed to identify species that may be located at or near Morley Field. Nineteen species of migratory birds were identified. There will be no impacts to migratory birds as a result of this federal action.

McCoy Stadium

The USFWS IPaC was reviewed to identify species that may be located at or near McCoy Stadium. Nineteen species of migratory birds were identified. There will be no impacts to migratory birds as a result of this federal action.

Dunnell Park

The USFWS IPaC was reviewed to identify species that may be located at or near Dunnell Park. Nineteen species of migratory birds were identified. There will be no impacts to migratory birds as a result of this federal action.

Riverside.

The USFWS IPaC was reviewed to identify species that may be located at or near the Riverside Property. Nineteen species of migratory birds were identified. Field reconnaissance observations identified wooded and herbaceous plant communities that could likely provide suitable nesting and/or foraging habitat for migratory birds. Impacts to migratory birds due to tree cutting will need to be taken into consideration with the development of the Riverside Property. Nationwide avoidance and minimization measures for migratory birds include the following:

- Minimize use of undisturbed land and maximize use of previously disturbed land.
- Remove erosion control products after construction.
- Maintain project boundaries.
- Implement wildlife friendly soil erosion and dust control measures.

- Schedule vegetation removal outside of peak breeding season (April 1 to August 1). If you cannot, conduct surveys prior to development to determine if there are any active nests.
- Prevent introduction of invasive species.
- Reduce artificial nighttime lighting.
- Minimize prolonged human presence near nesting birds during construction.
- Prevent increases in noise above ambient levels during breeding season.
- Prevent introduction of chemical contaminants by implementing a hazardous materials program.

4.2.9 Unique Ecosystems

Morley Field

The RIDEM does not list any unique ecosystems associated with Morley Field. The nearest biosphere reserve is the Champlain-Adirondack Biosphere Reserve on the border of New York and northwestern Vermont, approximately 200 miles away.

McCoy Stadium

The RIDEM does not list any unique ecosystems associated with McCoy Stadium. The nearest biosphere reserve is the Champlain-Adirondack Biosphere Reserve on the border of New York and northwestern Vermont, approximately 200 miles away.

Dunnell Park

The RIDEM does not list any unique ecosystems associated with Dunnell Park. The nearest biosphere reserve is the Champlain-Adirondack Biosphere Reserve on the border of New York and northwestern Vermont, approximately 200 miles away.

Riverside

The RIDEM does not list any unique ecosystems associated with the Riverside Property. The nearest biosphere reserve is the Champlain-Adirondack Biosphere Reserve on the border of New York and northwestern Vermont, approximately 200 miles away.

4.2.10 Geological Resources

Morley Field

Morley Field is underlain by the Rhode Island formation which consists of sandstone, siltstone, shale, and conglomerate as well as outwash surficial geology. There are no unique geological features within Morley Field. The site was developed as a recreational field in 1971 and is considered to be previously disturbed. According to the Web Soil Survey 2025, soils present include Rippowam fine sandy loam soil and Udorthents-Urban land complex soils. Only Rippowam fine sandy loam is considered to be Farmland

of Statewide Importance. There will be no impacts to geological resources as a result of this federal action.

McCoy Stadium

McCoy Stadium is underlain by the Rhode Island formation bedrock which consists of sandstone, siltstone, shale, and conglomerate as well as outwash surficial geology. There are no unique geological features within McCoy Stadium. The stadium was developed between 1970 and 1972 and has since had multiple development projects on site and is considered to be previously disturbed. According to the Web Soil Survey 2025, soils present include Merrimac-Urban land complex 0 to 8 percent slopes and Urban land soils. None of the soils present are considered to be Prime Farmland or Soils of Statewide Importance. There will be no impacts to geological resources as a result of this federal action.

Dunnell Park

Dunnell Park is underlain by the Rhode Island formation which consists of sandstone, siltstone, shale, and conglomerate as well as outwash surficial geology. There are no unique geological features within Dunnell Park. The park was developed in 1970 and is considered to be previously disturbed. According to the Web Soil Survey 2025, soils present include Merrimac-Urban land complex 0 to 8 percent slopes and Udorthents-Urban land complex soils. None of the soils present are considered to be Prime Farmland or Soils of Statewide importance. There will be no impacts to geological resources as a result of this federal action.

Riverside

The Riverside Property is underlain by the Rhode Island formation which consists of sandstone, siltstone, shale, and conglomerate as well as outwash surficial geology. There are no unique geological features within the Riverside Property. The site was previously disturbed, with evidence of prior use as a gravel pit. According to the Web Soil Survey 2025, soils present include Hinckley loamy sand 8 to 15 percent slopes, Hinckley loamy sand 15 to 25 percent slopes, Udorthents-Urban land complex, and pits – gravel. Only Hinckley loamy sand 8 to 15 percent is considered Soils of Statewide Importance.

4.2.11 Hazardous, Residual or Municipal Waste Sites

Morley Field

Morley Field is included on RIDEM's published list of Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and state sites in Rhode Island. A Phase I Environmental Site Assessment (ESA) and Site Investigation were conducted for the property as part of the proposed development of a distribution center on the adjacent property (former yarn mill). It was determined that the northern parcel of Morley Field contained soil exceedances for lead and SVOCs (semi-volatile organic compounds). Due to these findings, the City fenced the property to prevent public access. No soil or groundwater exceedances were found on the southern parcel of Morely Field (parcel to remain in recreational use). Because no soil or groundwater exceedances were identified on the southern parcel, no remediation work is needed to develop the parcel for passive recreation.

The City plans to convert the northern parcel into a parking lot for the adjacent distribution center and the park to encapsulate the contaminates and limit exposure to the public. In order to achieve this, the

parking lot must be paved with at least four inches of asphalt or concrete underlain by at least six inches of clean sub-base material.

McCoy Stadium

McCoy Stadium is included on RIDEM's published list of CERCLIS and state sites in Rhode Island. There will be no impacts to hazardous, residual, or municipal waste sites as a result of this federal action. Any remediation activities needed to construct the new high school will be conducted by the City.

Dunnell Park

Dunnell Park is not included on the RIDEM's published list of CERCLIS and State Sites in Rhode Island. There will be no impacts to hazardous, residual, or municipal waste sites as a result of this federal action.

Riverside

A Phase I ESA as well as a Limited Subsurface Investigation (LSI) were conducted for the Riverside Property. The Phase I ESA included a records review, review of historical information, site reconnaissance, property owner interviews and local official interviews. The results of the ESA indicated that the nearby Tidewater site is a potential source of contamination to the Riverside Property. In the past, gravel was extracted from a portion of the Riverside Property leaving a 30'+ deep "bowl" in the approximate center of the property. Due to the results of the Phase I ESA, a LSI was completed to evaluate whether a release of oil or hazardous materials had occurred. The results of the LSI identified exceedances of common soil contaminants (i.e. "urban fill" such as lead and Benzo(a)pyrene) as well as the presence of an abandoned underground storage tank (UST). No groundwater exceedances were identified. Lab data collected from the UST suggests the contents of the UST are kerosene. Coordination with the RIDEM regarding potential mitigation activities at the site, such as tank removal, are ongoing.

4.2.12 Air Quality

Morley Field

Morley Field is located in the Providence-Warren Core-Based Statistical Area (CBSA). The Air Quality Index (AQI) rating for Morley Field is 52, as of October 2025. This AQI rating is considered moderate, which indicates that the "air quality is acceptable. However, there may be a risk for some people, particularly those who are unusually sensitive to air pollution". Morley Field includes no activities that would require further evaluation under the Clean Air Act. There will be no impacts on air quality as a result of this federal action given the action is transferring LWCF restrictions for a portion of the property to the Riverside property. The City of Pawtucket is proposing a vegetative buffer as part of the redevelopment of the southern portion of Morley Field for passive recreation between the park and adjacent commercial land use to improve air quality for park users.

McCoy Stadium

McCoy Stadium is located in the Providence-Warren CBSA. The AQI rating for McCoy Stadium is 52, as of October 2025. This AQI rating is considered moderate, which indicates that the "air quality is acceptable. However, there may be a risk for some people, particularly those who are unusually sensitive to air pollution". Providence County, Rhode Island is listed as "in attainment" for any criteria pollutants or an "area that meets the national primary or secondary ambient air quality standards for the NAAQS

(United States Environmental Protection Agency, 2025). McCoy Stadium does not include any activities that would require further evaluation under the Clean Air Act. Additionally, there will not be any substantial impacts on air quality, nor are there any activities that require further evaluation under the Clean Air Act. There will be no impacts on air quality as a result of this federal action.

Dunnell Park

Dunnell Park is located in the Providence-Warren CBSA. The AQI rating for Dunnell Park is 52, as of October 2025. This AQI rating is considered moderate, which indicates that the “air quality is acceptable. However, there may be a risk for some people, particularly those who are unusually sensitive to air pollution”. Providence County, Rhode Island is listed as “in attainment” for any criteria pollutants or an “area that meets the national primary or secondary ambient air quality standards for the NAAQS (United States Environmental Protection Agency, 2025). Dunnell Park does not include any activities that would require further evaluation under the Clean Air Act. Additionally, there will not be any substantial impacts on air quality, nor are there any activities that require further evaluation under the Clean Air Act. There will be no impacts on air quality as a result of this federal action.

Riverside

The Riverside Property is located in the Providence-Warren CBSA. The AQI rating for the Riverside Property is 52, as of October 2025. This AQI rating is considered moderate, which indicates that the “air quality is acceptable. However, there may be a risk for some people, particularly those who are unusually sensitive to air pollution”. Providence County, Rhode Island is listed as “in attainment” for any criteria pollutants or an “area that meets the national primary or secondary ambient air quality standards for the NAAQS (United States Environmental Protection Agency, 2025). The development of the Riverside Property for passive recreational opportunities complies with the Clean Air Act and will not have any substantial impact on air quality, nor does it include any activities that require further evaluation under the Clean Air Act. The proposed action is exempt from regional and project level air quality analysis under NEPA given that the development of the Riverside Property does not consist of any infrastructure.

4.2.13 Noise

Morley Field

The site is located next to Interstate 95 and bound by commercial properties. There will be no increases in ambient noise levels for the remaining portion of Morley Field that will be open for passive recreation as a result of the proposed action given the action is transferring LWCF restrictions for a portion of the property to the Riverside property. A vegetative buffer is proposed as part of the redevelopment of Morley Field for passive recreation between the park and adjacent commercial land use to reduce noise impacts for park users.

McCoy Stadium

The site is surrounded by residential homes and commercial businesses. Currently, there are no recreational features present on the property; therefore, there will be no increases in ambient noise levels.

Dunnell Park

The site is surrounded by residential homes and commercial businesses. There will be no increases in ambient noise levels for the remaining portion of Dunnell Park as a result of the proposed action.

Riverside

Several residential developments are located along Pleasant Street to the west of the Riverside Property. Although the Riverside Property will be used for passive recreational uses the noise level is expected to be minimal. The only increases in ambient noise levels as a result of the proposed action would be during construction of the walking trails and parking area.

4.3 Cultural Resources

4.3.1 Above Ground Historic Resources

Morley Field

Coordination with the Rhode Island Historical Preservation and Heritage Commission (RIHPHC) and analysis of the National Register of Historic Places (NRHP), concluded that Morley Field is not listed on the NRHP. There are also no properties adjacent to Morley Field listed on or eligible for listing on the NRHP. Additionally, there are no documented Native American sacred sites or areas of ceremonial use identified on the property. No impacts are anticipated to any historic or cultural resources.

Dunnell Park

Coordination with the RIHPHC and analysis of the NRHP, concluded that Dunnell Park is not listed on the NRHP. The Prospect Heights Housing Project adjacent to Dunnell Park is listed on the NRHP; however, will not be impacted. Additionally, there are no documented Native American sacred sites or areas of ceremonial use identified on the property. No impacts are anticipated to any historic or cultural resources.

McCoy Stadium

Coordination with the RIHPHC and analysis of the NRHP, concluded that McCoy Stadium is listed on the NRHP. The stadium itself was never included in the LWCF boundary, however, further coordination with the RIHPHC determined that Pariseau Field and the other landscape features surrounding the stadium (within the LWCF boundary) were considered to be included in the National Register boundary. Demolition of the stadium and other fields (Pariseau Field) and landscape features on the property is most likely an adverse effect to the historic resource. The RIHPHC has stated that they believe the action constitutes an adverse effect under Section 106, however, the NPS (lead federal agency) has the authority to make the Section 106 effects determination. Demolition of the McCoy Stadium itself is not part of this federal action given it was outside of the LWCF boundary. RIHPHC coordination can be found in Appendix F.

There are no documented Native American sacred sites or areas of ceremonial use identified on the property. No impacts are anticipated to any historic or cultural resources in the area around McCoy Stadium.

Riverside

Coordination with the RIHPHC determined that the Riverside Cemetery adjacent to the Riverside Property is a listed resource on the NRHP (See Appendix F). The Riverside Property is currently owned by the Riverside Cemetery Association; however, is not included in the NRHP boundary of the Riverside Cemetery. The boundary is described in a letter from the RIHPHC from May 2024 as the following:

“The property owned by the Riverside Burial Society includes all of Pawtucket Assessor’s Plat 67A, Lot 15. The grounds actually occupied and developed for cemetery use, though, cover only the southern two-thirds of this lot- -the northern third of lot 15 (a sandy waste) is therefore excluded from this nomination. Specifically, the nominated property is that portion of Pawtucket Assessor’s Plat 67A, lot is lying south of a line drawn parallel to, and 650 feet southerly from, the north boundary line of lot 15.” (see Figure 9 in Appendix A).

Given the Riverside Property is proposed to be developed for passive recreation, no visual impacts to the Riverside Cemetery are anticipated. In addition, the Riverside Cemetery is visually shielded from the Riverside property by the natural topography of the property. RIHPHC coordination can be found in Appendix F.

4.3.2 Archaeological Resources

Morley Field

Coordination with the RIHPHC determined that there are no existing archaeological resources present and there is a very low probability of archaeological resources within the Morely Field property given its past uses. Prior to being a park, there was a wastewater treatment plant located on the property.

Dunnell Park

Coordination with the RIHPHC determined that there are no existing archaeological resources present and there is a very low probability of archaeological resources within the Dunnell Park property given its current use as baseball and softball fields.

McCoy Stadium

Coordination with the RIHPHC determined that there are no existing archaeological resources present and there is a very low probability of archaeological resources within the McCoy Stadium property given its past use as a baseball stadium, football field, baseball fields, and parking lots.

Riverside

Coordination with the RIHPHC determined that there are no existing archaeological resources present and there is a very low probability of archaeological resources within the Riverside Property given its past use as a gravel pit.

4.3.3 Tribal Notification

Morley Field

Coordination with the Tribes and Nations will be conducted by the NPS (the lead federal agency).

McCoy Stadium

Coordination with the Tribes and Nations will be conducted by the NPS (the lead federal agency).

Dunnell Park

Coordination with the Tribes and Nations will be conducted by the NPS (the lead federal agency).

Riverside

Coordination with the Tribes and Nations will be conducted by the NPS (the lead federal agency).

4.4 Socioeconomic Resources

4.4.1 Change to Tax Base

Morley Field

There will be no changes to the tax base or competition with private sector entities. Morley Field is currently owned by the City of Pawtucket, and the land is vacant. There are no proposed changes to the land use at Morley Field; therefore, there will be no impact on the tax base.

McCoy Stadium

There will be no changes to the tax base or competition with private sector entities. McCoy Stadium is currently owned by the City of Pawtucket. There are proposed changes to the land use at McCoy Stadium; however, it will remain publicly owned by the City of Pawtucket. Therefore, there will be no impact on the tax base.

Dunnell Park

There will be no changes to the tax base or competition with private sector entities. Dunnell Park is owned by the City of Pawtucket, and the land currently has 3 baseball fields on it. There are no proposed changes to the land use at Dunnell Park; therefore, there will be no impact on the tax base.

Riverside

There will be no changes to the tax base or competition with private sector entities. The Riverside Property is currently owned by a non-profit, Riverside Cemetery, and the land is vacant. The Riverside Property will be used for passive recreational opportunities, and the proposed public facility will not compete with any privately owned outdoor recreational facilities.

4.4.2 Land Use Plans or Policies

Morley Field

Morley Field is currently zoned for recreational use.

McCoy Stadium

McCoy Stadium is currently zoned for institutional use.

Dunnell Park

Dunnell Park is currently zoned for public/recreational/open space use.

Riverside

The Riverside Property is currently zoned for residential and cemetery use.

5.0 Coordination and Outreach

5.1 Agency Coordination

Coordination was completed with the RIDEM to determine potential impacts to threatened and/or endangered species as a result of the proposed action. Coordination was also conducted with the RIHPHC to determine the effect of the proposed action on historic resources.

5.2 Public Outreach

Following NPS review, this draft EA will be released for a 30-day public review and comment period. In January 2024, the City submitted their initial proposal for the three conversions. The City then published legal notices indicating that the submission had been prepared/submitted and posted the materials on their website. The legal notices provided a link to that material. The notice was published in the Blackstone Valley Call & Times, a newspaper of regional distribution, on January 18, 2024. The notice was also published in the Providence Journal, a newspaper of statewide distribution, on January 24, 2024. Per the request of the NPS, a virtual plans display was conducted in February 2024 to gather public opinion on the conversion of Morley Field. A total of 184 comments were received regarding the conversion proposal. The City responded to a handful of comments in February 2024. Following the comment period, the City submitted a revised conversion proposal on February 28, 2024.

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- United States Environmental Protection Agency. (2025). Nonattainment Areas for Criteria Pollutants (Green Book). Retrieved from the internet [25 March 2025]. <https://www.epa.gov/green-book>

Photograph Log



Photograph 1: View facing east (on Lot 15) from the end of dirt pathway; property slopes steeply to bottom of Seekonk River



Photograph 2: View facing northeast (on Lot 15) from the area where Photograph 1 was taken.



Photograph 3: View facing south (on Lot 15) from the area where Photograph 2 was taken.
Terrain drops off severely to the east.



Photograph 4: View of the site facing north (on Lot 8).



Photograph 5: View of site from point of Photograph 4 (Lot 15) facing north towards Lot 2.



Photograph 6: View of land facing east from end of dirt path (on Lot 15) facing east.



Photograph 7: View facing southwest looking upward at steep topography.



Photograph 8: View facing south at sloping terrain at the mid-point of the dirt path.



Photograph 9: View of path on Lot 15 facing west toward the street.



Photograph 10: View of subject land on facing east.



Photograph 11: View of subject land facing south.



Photograph 12: View of subject site facing west.

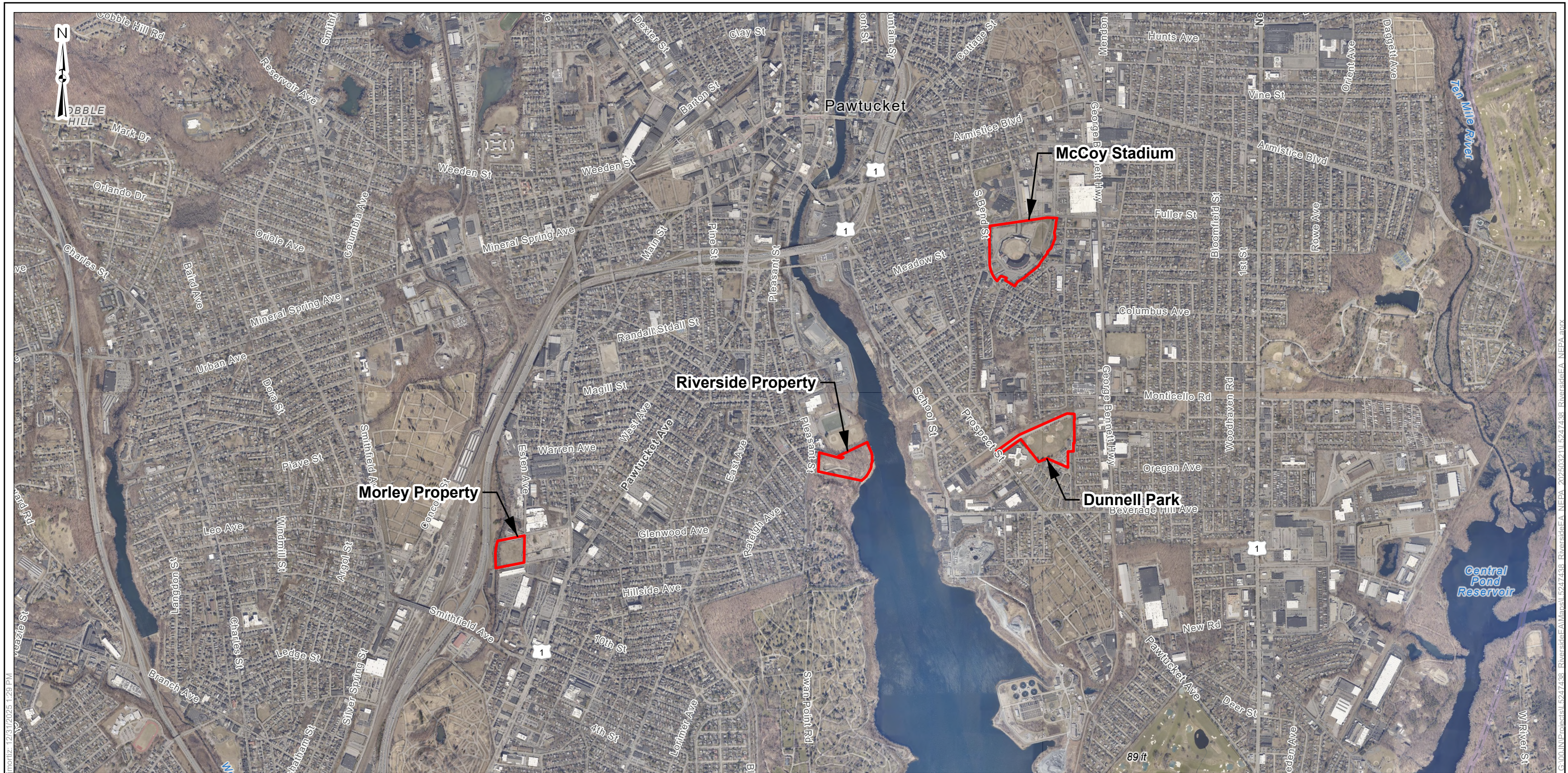
Riverside Property Photo Orientation Map



Appendices

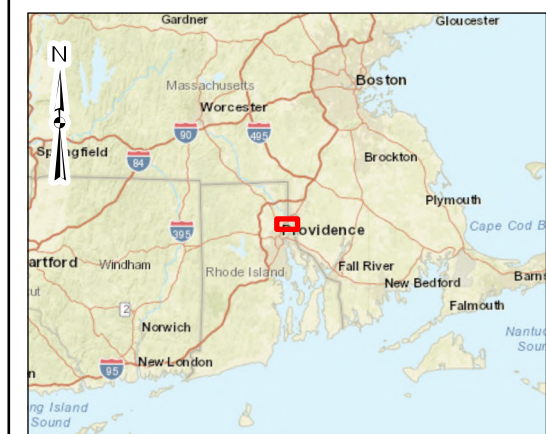
APPENDIX A

Location Maps



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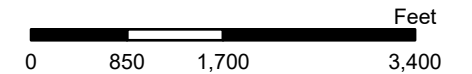
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Legend

Study Area

DATA SOURCE(S):
 ESRI 2025a - OpenStreetMap
 ESRI 2025b - World Hillshade
 RIGIS 2023 - Aerial Base Imagery



Project No.:
L5247438
 Date:
December 2025
 Drawn By:
JMO
 Reviewed By:
SJB

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Overview Map

Riverside Replacement Property
City of Pawtucket, Rhode Island

Figure

1

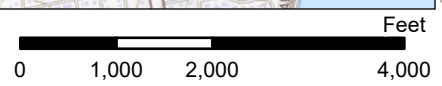


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Study Area



DATA SOURCE(S):
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 USGS 2024a - Providence, RI Topographic Quadrangle
 USGS 2024b - East Providence, RI-MA Topographic Quadrangle
 USGS 2024c - Pawtucket, RI-MA Topographic Quadrangle
 USGS 2024d - Attleboro, MA-RI Topographic Quadrangle

Project No.:	L5247438
Date:	December 2025
Drawn By:	JMO
Reviewed By:	SJD

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Morley Location Map

Riverside Replacement Property
 City of Pawtucket, Rhode Island

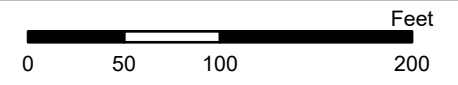
Figure

2



- Legend**
- Converted Area
 - Study Area
 - Tax Parcel

DATA SOURCE(S):
 ESRI 2025a - OpenStreetMap
 ESRI 2025b - World Hillshade
 PIVOT 2025 - Tax Parcels
 RIGIS 2023 - Aerial Base Imagery



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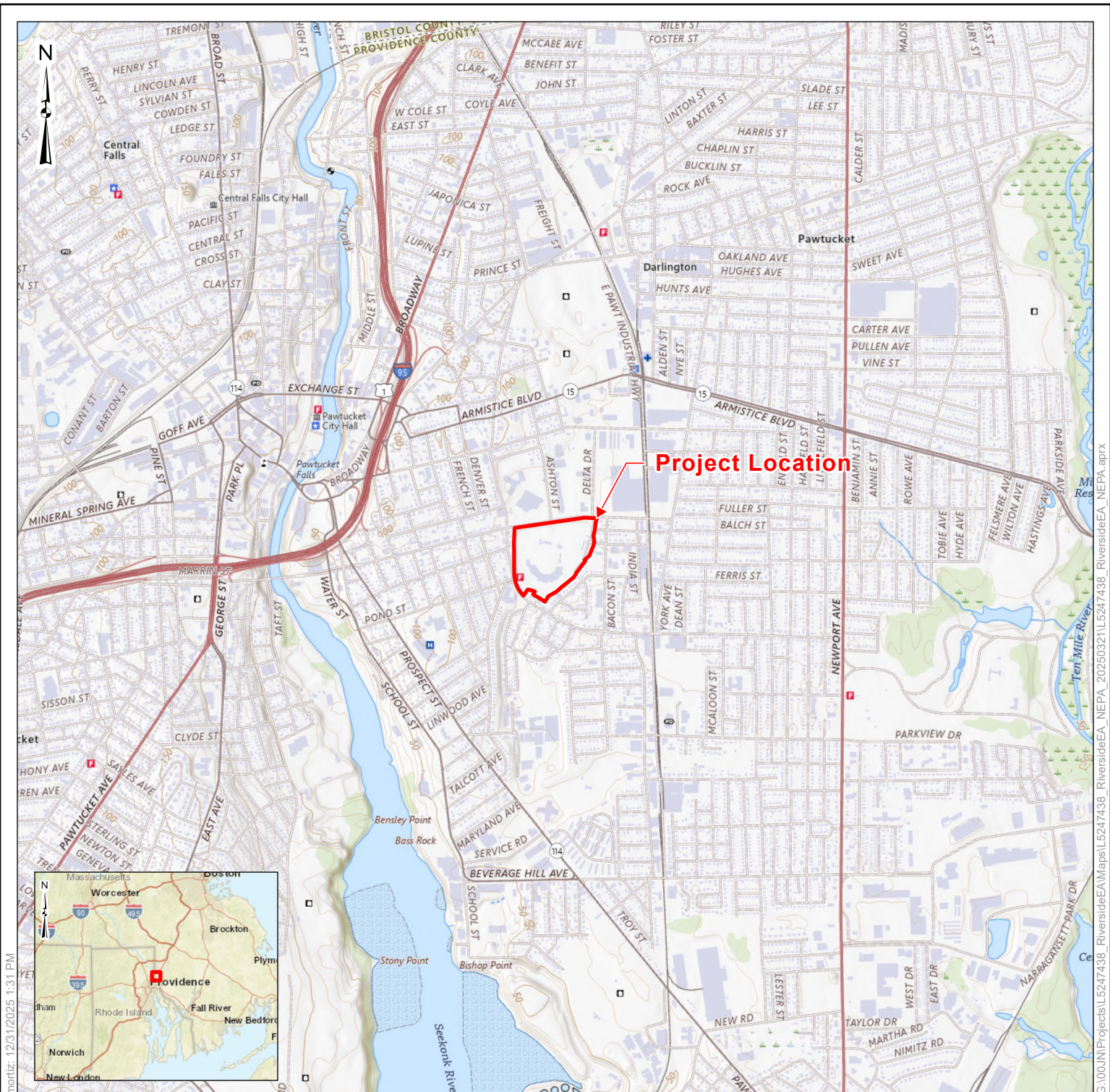
Morley Conversion Map

Riverside Replacement Property
 City of Pawtucket, Rhode Island

Figure

3

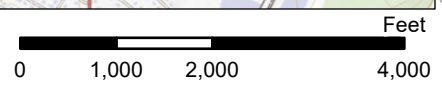
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Legend

Study Area



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 USGS 2024d - Attleboro, MA-RI Topographic Quadrangle

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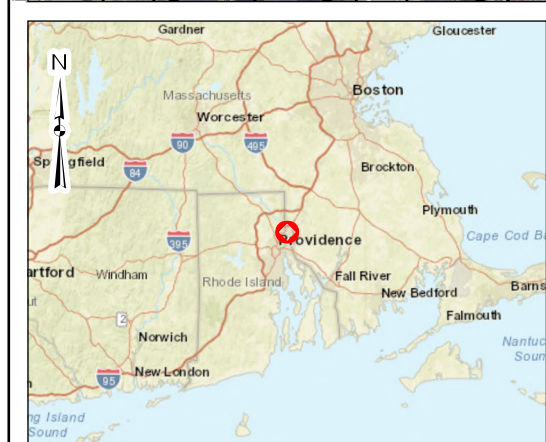
McCoey Location Map
 Riverside Replacement Property
 City of Pawtucket, Rhode Island

Figure
4



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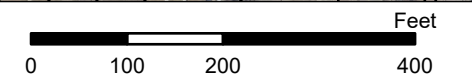
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Legend

- Converted Area
- Study Area
- Tax Parcel

DATA SOURCE(S):
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 ESRI 2025b - World Hillshade
 PIVOT 2025 - Tax Parcels
 RIGIS 2023 - Aerial Base Imagery



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L5247438
 Date:
January 2026
 Drawn By:
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 Reviewed By:
SJD

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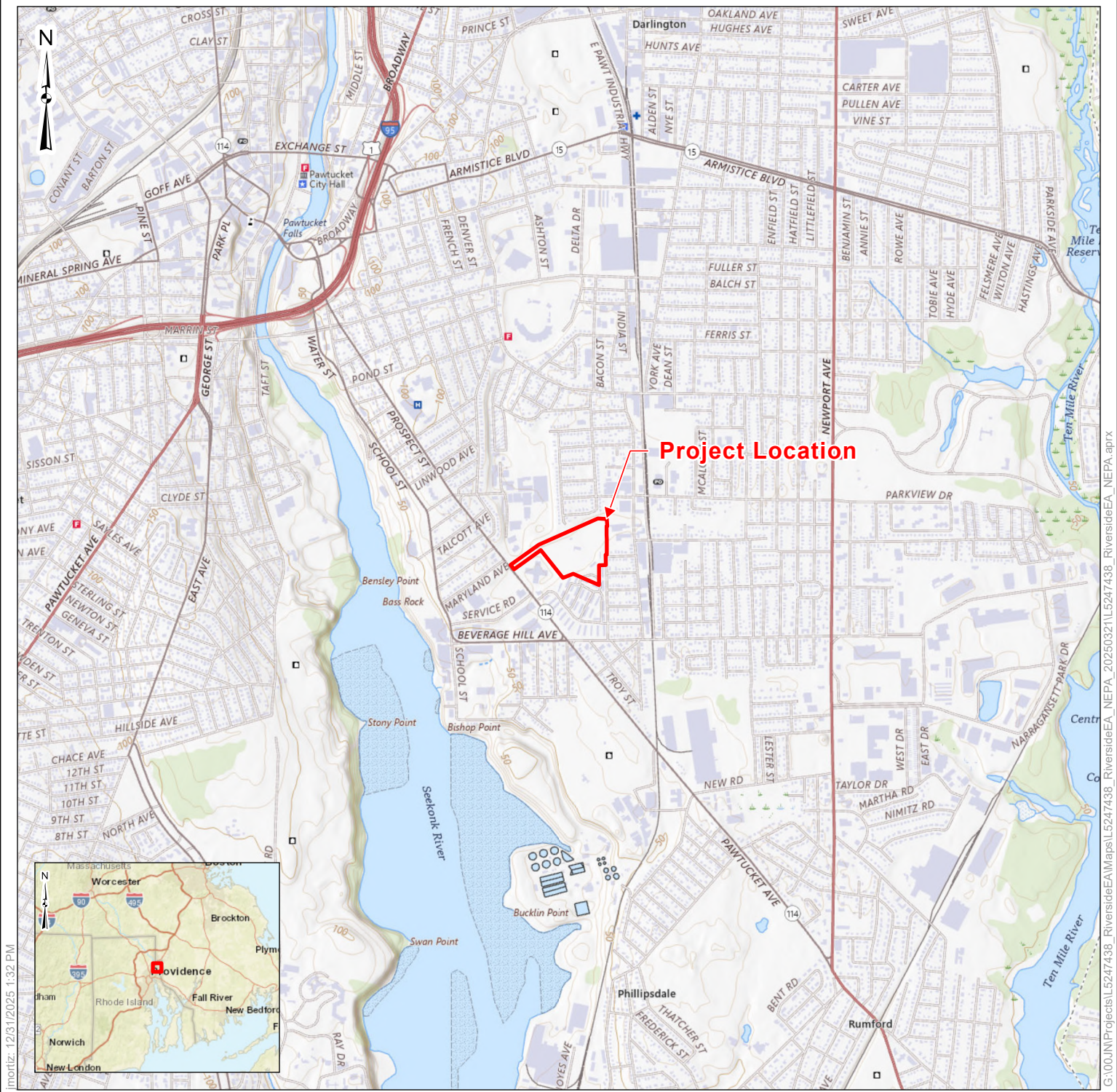
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McCoy Conversion Map

Riverside Replacement Property
 City of Pawtucket, Rhode Island

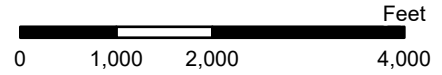
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 Study Area



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 USGS 2024d - Attleboro, MA-RI Topographic Quadrangle

Project No.:	L5247438
Date:	December 2025
Drawn By:	JMO
Reviewed By:	SJD

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Dunnell Location Map

Riverside Replacement Property
 City of Pawtucket, Rhode Island

Figure

6

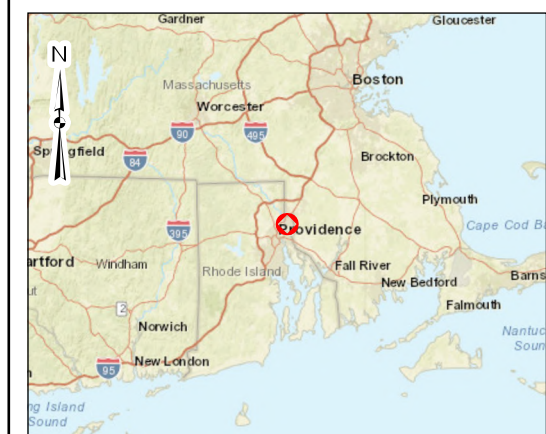
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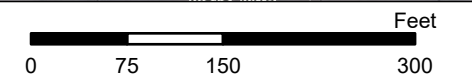
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Legend

- Converted Area
- Study Area
- Tax Parcel

DATA SOURCE(S):
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 ESRI 2025b - World Hillshade
 PIVOT 2025 - Tax Parcels
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Project No.:
L5247438
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December 2025
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 Reviewed By:
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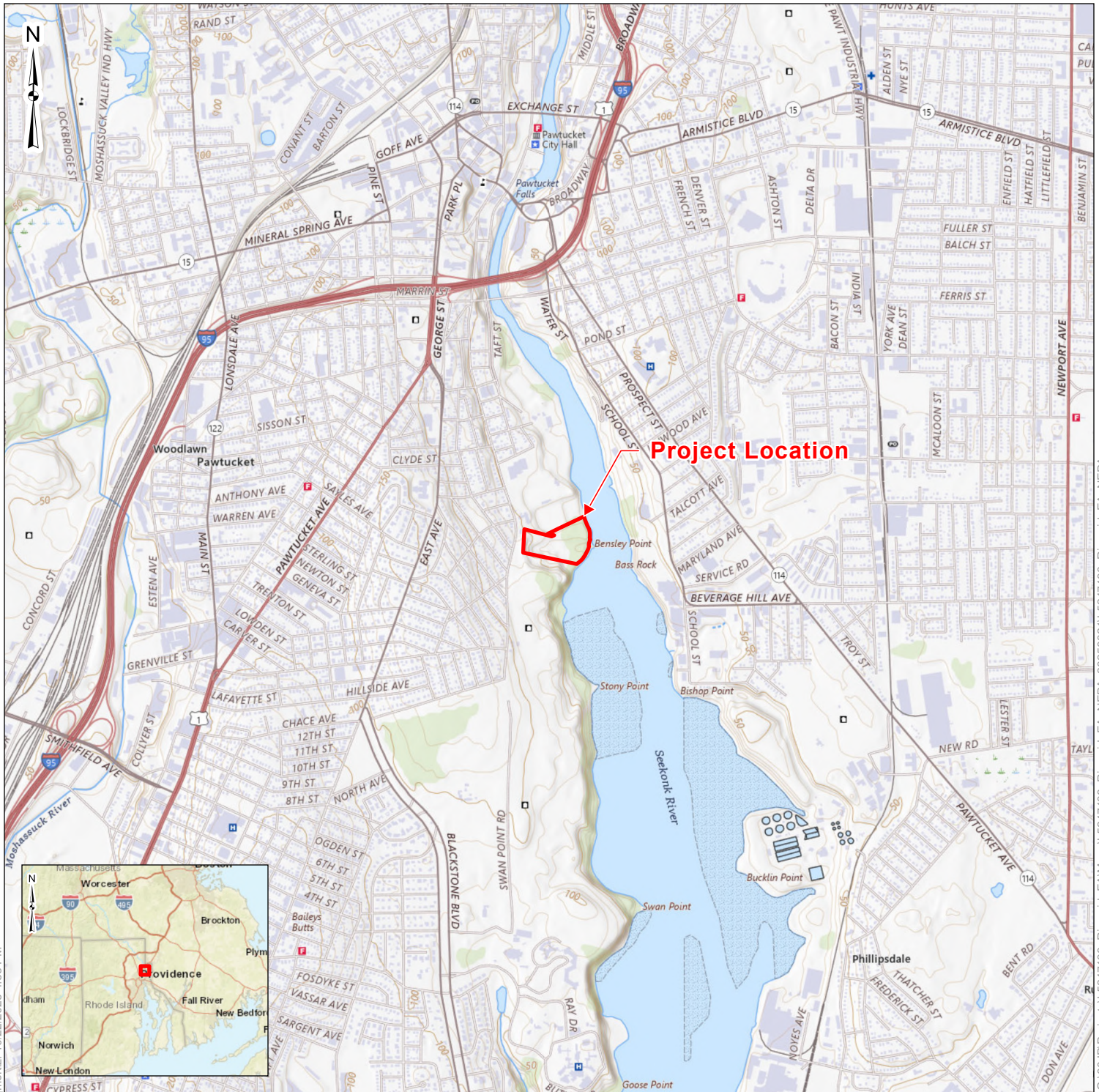
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Dunnell Conversion Map

Riverside Replacement Property
City of Pawtucket, Rhode Island

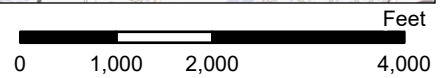
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Study Area



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 USGS 2024d - Attleboro, MA-RI Topographic Quadrangle

Project No.:	L5247438
Date:	October 2025
Drawn By:	JMO
Reviewed By:	SJD

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Riverside Replacement Property

Riverside Replacement Property
 City of Pawtucket, Rhode Island

Figure

8

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APPENDIX B
NPS Banking Letter



United States Department of the Interior



NATIONAL PARK SERVICE

Atlanta Federal Center
1924 Building
100 Alabama Street, SW
Atlanta, GA 30303

IN REPLY REFER TO:

8.A.2 (IR2-5041)
44-00051, 44-00131, 44-00152, 44-00207

August 19, 2024

Megan DiPrete, AICP
State Liaison Officer
Rhode Island Department of Environmental Management
235 Promenade Street
Providence, Rhode Island 02908

Dear Ms. DiPrete,

The National Park Service (NPS) has reviewed the June 6, 2024, letter from the Rhode Island Department of Environmental Management (RIDEM) regarding the proposed conversions at McCoy Stadium (44-00051) and Dunnell Park/Hank Soar Field (44-00207), as well as a summary of the current status at South Woodlawn (“Morley Field”) (44-00131; 44-00152).

McCoy Stadium (44-00051) and Dunnell Park/Hank Soar Field (44-00207)

NPS concurs with RIDEM that both McCoy and Dunnell Park/Hank Soar Field are ready to proceed through the Land and Water Conservation Fund (LWCF) conversion process and we look forward to formally addressing these past conversions.

Replacement Site: Riverside Park

Based on the information provided, Riverside Park appears to meet the LWCF eligibility requirements for conversion replacement property. However, in order to complete National Environmental Policy Act (NEPA) requirements, we recommend development of an Environmental Assessment (EA) before we provide a final determination of eligibility. This is due to the potential challenges with this site as presented in your letter (elevation, past gravel extraction) and proximity to various environmentally sensitive areas (Blackstone River, wetlands, flood hazard areas), that may impact its suitability for outdoor recreation. This approach is consistent with the LWCF Program conversion regulations, that lands proposed for replacement must be recreationally viable (36 CFR Part 800).

The NPS will provide assistance with the development of an EA toward completion of NEPA. We will reach out to schedule time to provide further guidance on development of NPS EAs. The EA would need to conform to the standards and processes outlined in the [NPS NEPA Handbook \(2015\)](#), and the [LWCF Federal Financial Assistance Manual \(2023\)](#). The NPS will also initiate government-to-government consultation with federally recognized tribal nations associated with

this area to fulfill its obligations under Section 106 of the National Historic Preservation Act (NHPA).

RIDEM requested that we consider whether the proposed replacement property can be used as a bank for future conversions. If Riverside Park is the eventual replacement property for the above conversions in Pawtucket, NPS confirms that the state can “bank” the remaining appraised value of this property for future conversion consideration (36 CFR 59.3(b)(iii)).

South Woodlawn (aka Morely Field)

Regarding Morley Field, the NPS agrees with RIDEM that this conversion proposal is not ready for a RIDEM or NPS conversion decision. The NPS recommends that additional community-level engagement be undertaken by the City and RIDEM, with NPS LWCF assistance to address the issues that have been brought forward by RIDEM and stakeholders. Therefore, we request that the City of Pawtucket complete a community engagement process that allows the community to express its concerns, needs and desires for the future use of Morely Field and the proposed replacement property.

This approach is consistent with the NPS LWCF regulations and policy on conversions, including that existing outdoor recreation needs must be evaluated, the proposed conversion and substitution lands must be in alignment with the State’s current Statewide Outdoor Recreation Plan (SCORP) and lands remaining after conversion as well as proposed replacement property must be recreationally viable (36 CFR Part 800).

The NPS recommends that RIDEM organize a meeting between the city, RIDEM and the NPS LWCF staff to review the engagement process that has taken place and to begin to develop an approach for additional community engagement to properly determine a path forward for consideration of the conversion proposal. The NPS LWCF team may be able to provide additional assistance through its Department and NPS community assistance programs to develop and carry out additional engagement. The NPS will also follow up to address your questions and concerns related to environmental justice as this process continues.

We look forward to working with you on resolving these proposals. If you have any questions about the information in this response, please do not hesitate to contact Sam Roberts at sam_roberts@nps.gov or 509-999-4371.

Sincerely,

Missy Morrison

Digitally signed by Missy Morrison
Date: 2024.08.19 18:09:44 -04'00'

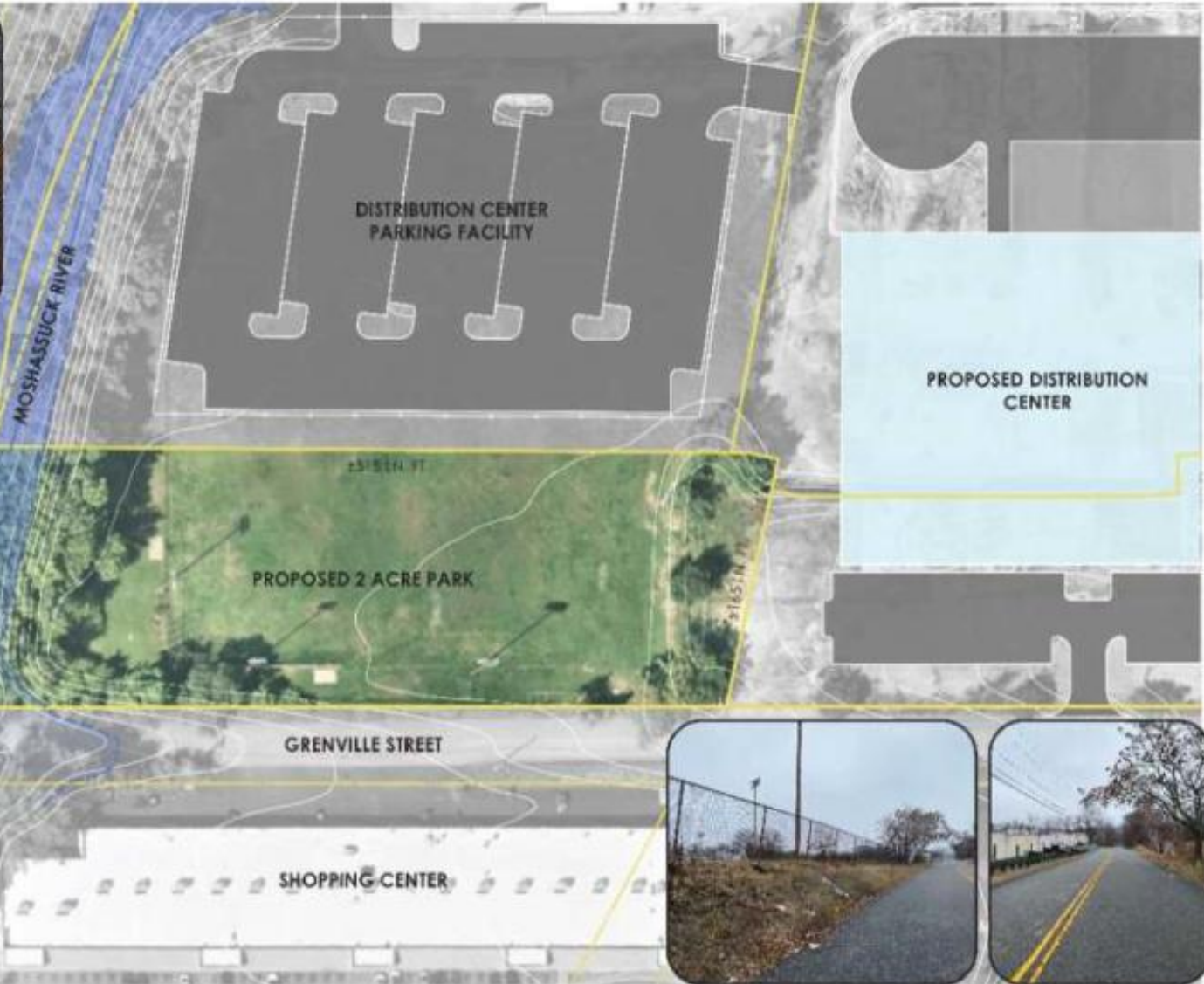
Missy Morrison
Program Manager, Land and Water Conservation Fund
Washington, D.C.

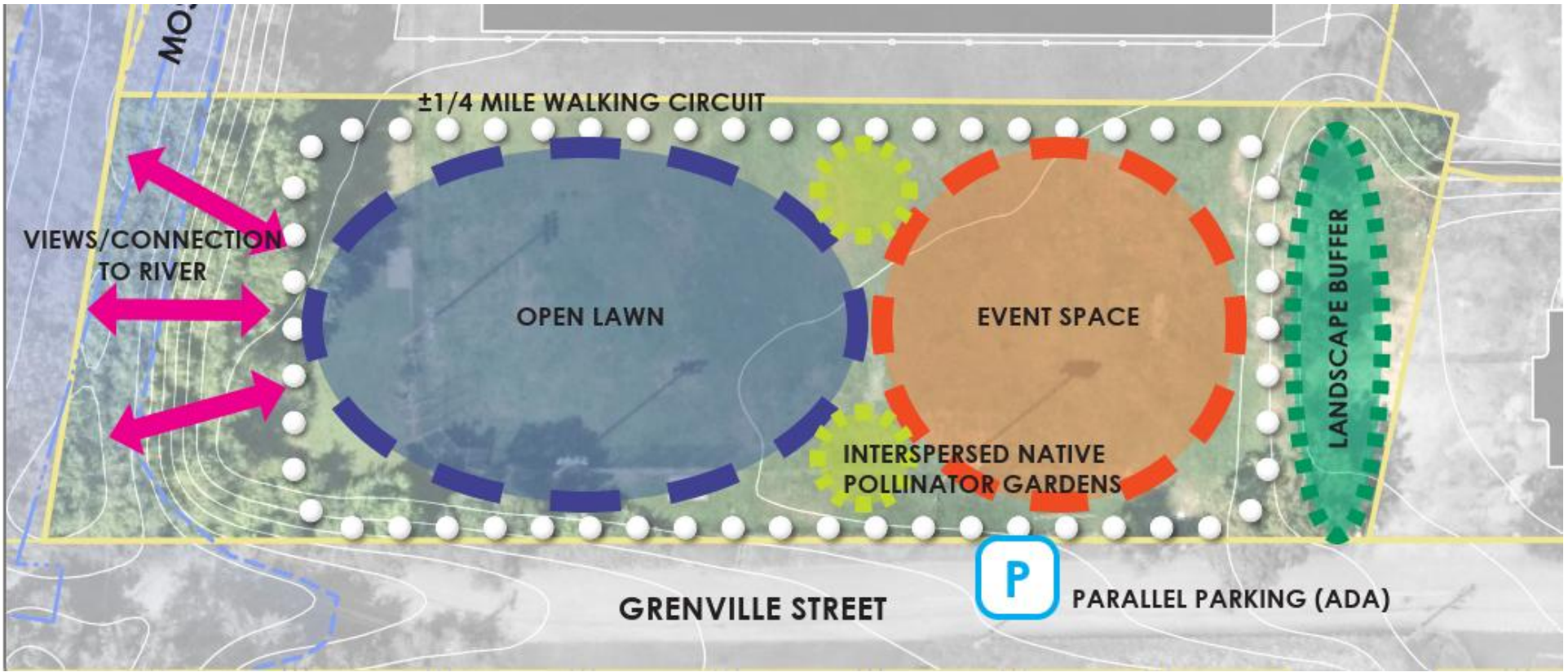
APPENDIX C
Recreational Utility Table

Riverside Park Replacement Property – Recreational Utility Table

Conversion of Use	Acreage	Recreation Lost	Riverside Property – Replacement Property
City of Pawtucket Parks			
<p align="center">Morley Field 44-00131, 44-00152</p>	<p align="center">3.1</p>	<p>Partial Conversion – Morley Field consisted of two sports fields. Approximately 3.1 acres of park land will be converted into a parking lot for an adjacent distribution center and the park. The remaining 2.1 acres of the property is proposed to be developed as a community event space with a walking trail loop.</p>	<p>The 9.28-acre Riverside Property located in Pawtucket, Rhode Island, is adjacent to the Seekonk River and south of the LWCF-protected Max Read Field. The City is proposing the creation of walking trails, river access and a parking area. Vehicle access to the park will be from Pleasant Street via an access easement. Pedestrians will also be able to access the park from Max Read Field to the north that also has parking. The parking area will be gravel and accommodate up to twelve spaces for vehicles, two of which will be ADA (handicap) accessible (i.e., paved). Dirt roads exist throughout the property from its previous uses. The dirt roads will be improved to create the walking trails where possible. The trails will not be paved to avoid adding impervious surfaces within the floodplain of the Seekonk River and maintain a natural passive recreational feel for users to experience the riverfront.</p> <p>As the City of Pawtucket has experienced changing demographics, the City’s recreation needs have shifted. The City has observed that local sports leagues utilize the larger City-wide facilities such as Max Read Field and not the local neighborhood fields. The new high school at the McCoy Stadium property will also provide new sports fields to fulfill the needs of the City. Therefore, the Riverside Property is proposed to be used for passive recreation to align with the City’s future recreation plans. One of the City’s goals is to provide open access to the Seekonk River. Currently there are only two places that allow public access to the River within the City.</p>
<p align="center">McCoy Stadium Annex 44-00051</p>	<p align="center">6.04</p>	<p>Partial Conversion – The McCoy Stadium Annex was constructed on the land around McCoy Stadium. The Annex consisted of a track/football field (Pariseau Field), a baseball field, and an open field which was later converted into a second baseball field. To accommodate the expansion of McCoy Stadium in the 90’s, the two baseball fields were removed. New sports fields will be constructed on the property in addition to a new high school by the City of Pawtucket to replace the recreational utility lost; however, only the new football/soccer field and track area will stay encumbered with LWCF where Pariseau Field previously existed. The remaining LWCF acreage equals 4.76 acres.</p>	
<p align="center">Dunnell Park 44-00207</p>	<p align="center">2.3</p>	<p>Partial Conversion – Dunnell Park consisted of three baseball/softball fields and two basketball courts. The Pawtucket Housing Authority (Prospect Heights Apartments) developed two housing complexes where the basketball courts were located. Approximately 2.3 acres of the LWCF-protected park land was converted to non-recreational use. The remaining LWCF acreage equals 11.7 acres.</p>	

APPENDIX D
Morley Field Redevelopment Plans,
McCoy Stadium Plans, Riverside
Development Plans





2 Circulation Plans

SHEET C-2.1

SHEET C-2.3

SHEET C-2.2

PROPOSED HIGH SCHOOL
FFE=66.0
2ND FLR=79.4

ATHLETIC SYNTHETIC
TURF FIELD W/
RUNNING TRACK
SEE LA PLANS

SOFTBALL FIELD
(SEE LA PLANS)

BASEBALL FIELD
(SEE LA PLANS)

PAWTUCKET
FIRE
STATION
3

Dedicated Bus
Drop Off near
Entry - 20 Bus
Capacity

Bus
Stops

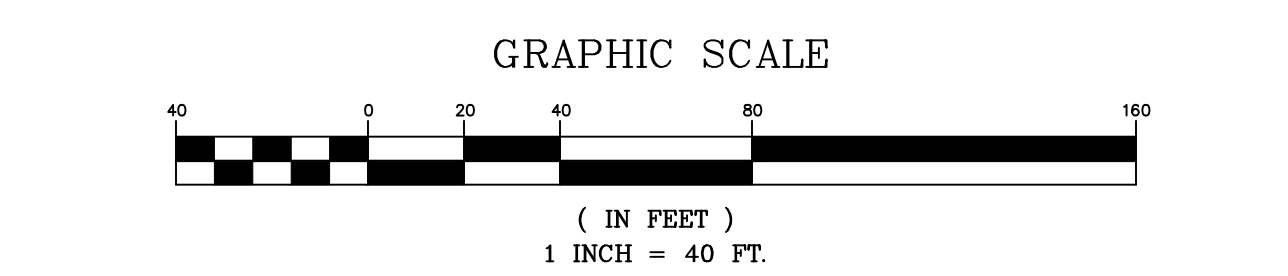
GENERAL SITE NOTE:
THE ENTIRE PROPERTY IS A REGULATED SITE (SR-26-2077) UNDER THE RDM "RULES AND REGULATIONS FOR THE INVESTIGATION AND REMEDIATION OF HAZARDOUS MATERIAL RELEASES" (REMEDIATION REGULATIONS). ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE RDM-APPROVED REMEDIAL ACTION WORK PLAN (RAWP), RDM OFFICE OF LAND REHABILITATION AND SUSTAINABLE MATERIALS MANAGEMENT REQUIREMENTS, AND ALL APPLICABLE STATE AND FEDERAL LAWS REGARDING CONTAMINATED PROPERTIES. ALL EXISTING SOIL MATERIAL IS JURISDICTIONAL UNDER THE REMEDIATION REGULATIONS AND SHALL BE MANAGED IN ACCORDANCE WITH THE RAWP. ANY SOIL IMPORTED AND/OR EXPORTED FROM THE SITE SHALL BE DONE SO IN ACCORDANCE WITH THE RAWP, INCLUDING REPRESENTATIVE ANALYTICAL CHARACTERIZATION AND APPROVALS. REMEDIAL ACTIONS INCLUDING SOIL CAPPING, WILL BE IMPLEMENTED IN ACCORDANCE WITH THE SITE-SPECIFIC RAWP. SEE RAWP PREPARED BY OTHERS.

EXISTING CONDITIONS/SURVEY NOTES:
1. EXISTING CONDITIONS ARE BASED ON A SURVEY PREPARED BY HARRIGANSETT ENGINEERING INC., 3102 EAST MAIN ROAD, PORTSMOUTH, RI 02871, ENTITLED "EXISTING CONDITIONS AND TOPOGRAPHICAL SURVEY PLAN OVERVIEW PHASE 2", SHEET SV-100 TO SV-104, PROJECT NO. 23.0127, REVISED 09/01/23.
2. ELEVATIONS SHOWN HEREON ARE COMPUTED FROM A PRIVATE UAV FLIGHT USING PHOTGRAMMETRY SOFTWARE AND RESTED AGAINST FOUR GROUND CONTROL POINTS WITH AN AVERAGE VERTICAL ACCURACY OF .08FT. THERE MAY BE ANOMALIES IN THE DATA AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
3. THE SITE IS NOT WITHIN A 100-YEAR FLOOD PLAIN, AS SHOWN OF FLOOD INSURANCE RATE MAP, NUMBER 4400700326, EFFECTIVE DATE OCTOBER 2, 2015.

LAYOUT AND MATERIALS NOTES
1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
2. REFER TO MEP PLANS FOR SITE LIGHTING LOCATIONS AND DETAILS.
3. CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER AND THE ENGINEER FOR RESOLUTION.
4. DIMENSIONS OF PARKING SPACES AND DRIVEWAYS ARE FROM FACE OF CURB TO FACE OF CURB. STANDARD PARKING SPACES ARE 9'X18'.
5. DIMENSIONS FROM BUILDING ARE FROM FACE OF BUILDING. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER. THE CONTRACTOR SHALL STAKE OUT BUILDING FROM THE LATEST ARCHITECTURAL DRAWINGS.
6. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND BUILDING PLANS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK WHICH MAY BE AFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY.
7. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDING, LIGHTING, ENTRANCES, DOORWAY PADS, LOADING DOCK DETAILS, ETC.
8. ACCESSIBLE RAMPS SHALL BE PER RHODE ISLAND STATE CODE AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES (WHICHEVER IS MORE STRINGENT).
9. EACH HANDICAP PARKING SPACE SHALL BE PROVIDED WITH A SIGN SIX (6) FEET IN HEIGHT LOCATED AT THE BACK OF THE CURB. THE SIGN SHALL CONTAIN THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AS DESCRIBED IN THE AMERICANS WITH DISABILITIES ACT, PUBLIC LAW 101-336, (SEE DETAILS).
10. PROTECT EXISTING PROPERTY MONUMENTS AND ADJUTING PROPERTIES DURING CONSTRUCTION ACTIVITIES.
11. ALL SITE CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE CITY OF PAWTUCKET PUBLIC WORKS DEPARTMENT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL REMOVAL AND DISPOSAL OF ALL DEBRIS FROM THE SITE AND AS MAY BE DIRECTED BY THE A/E.
13. ALL FENCING AND GATES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS DIRECTION, SEE LA PLANS FOR DETAILS.
14. THE SITE CONTRACTOR SHALL SAW CUT AND MATCH ALL EXISTING ROAD PAVEMENT AS REQUIRED TO SET NEW CURBING AND CONSTRUCT NEW UTILITIES IN THE STREET.
15. SEE LANDSCAPE PLANS FOR ALL PLANTING INFORMATION AS WELL AS ADDITIONAL LAYOUT AND MATERIAL INFORMATION.
16. WHERE CURBING ABRUPTLY ENDS, PROVIDE A TRANSITION CURB TO A FLUSH CONDITION WITH THE PROPOSED SURFACE/GRADES.
17. ALL EXISTING CROSSWALKS ON ADJACENT ROADWAYS TO BE REPAIRED.

EXISTING	LEGEND	PROPOSED
	GRANITE BOUND FOUND	
	UTILITY POLE	
	GUY WIRE	
	GUY POLE	
	SIGN	
	POST	
	BOLLARD	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	UNDERGROUND GAS LINE	
	UNDERGROUND WATER LINE	
	UNDERGROUND ELECTRIC LINE	
	UNDERGROUND SEWER LINE	
	UNDERGROUND DRAIN LINE	
	PERF. DRAIN LINE	
	DRAIN MANHOLE (DMH)	
	SEWER MANHOLE (SMH)	
	CATCH BASIN (CB)	
	DOUBLE CATCH BASIN (DCB)	
	BEEHIVE CATCH BASIN	
	SMALL GRATE CATCH BASIN	
	GAS/WATER GATE	
	HYDRANT	
	BUSH	
	LOCUST PROPERTY LINE (±)	
	ADJOURNERS PROPERTY LINE (±)	
	OVERHEAD WIRE	
	TREENLINE	
	HISTORIC UTILITY LINE (G/W/E/S/D)	
	HISTORIC BUILDING LOCATION	
	MAJOR CONTOUR LINE	-255-
	MINOR CONTOUR LINE	-254-
	FENCE	-X-
	GUARD RAIL	

ABBREVIATIONS
BIT CONC BITUMINOUS CONCRETE
CONC CONCRETE
HDPE HIGH-DENSITY POLYETHYLENE
EOP EDGE OF PAVEMENT
VGC VERTICAL GRANITE CURB
PCC PRECAST CONCRETE CURB
PVC POLYVINYL CHLORIDE
RFCC REINFORCED CONCRETE PIPE
RD ROOF DRAIN
TYP TYPICAL
CO CLEAN OUT
RM RIM ELEVATION
INV INVERT ELEVATION
R&D REMOVE AND DEMOLISH
HC HANDICAP RAMP
VE VERTICAL ELLIPTICAL
TC/BG TOP OF CURB/BOTTOM OF CURB
TW TOP OF WALL (SURFACE GRADE)
BW BOTTOM OF WALL (SURFACE GRADE)
BS BACK OF SEAWALK
SS SUB SOIL
LA LANDSCAPE ARCHITECT
LD UNDER DRAIN / SUB DRAIN
PERF PERFORATED
FC FLUSH CURB (SPOT GRADE)
DS ROOF DOWN SPOUT



266 beacon street
Boston, ma 02116
Tel: 617 437 9458
Fax: 617 437 1965



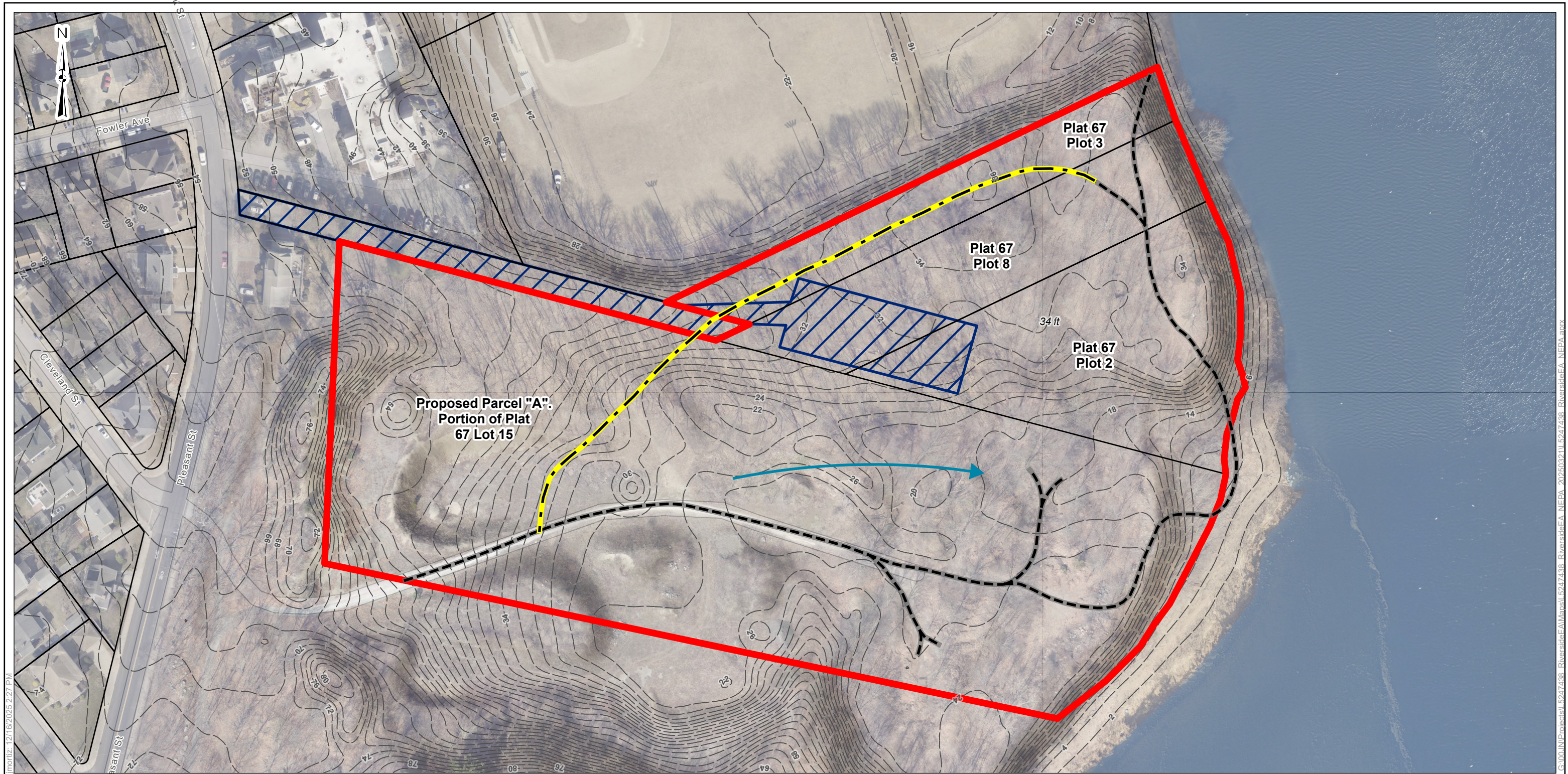
CDW
CONSULTANTS
Environmental and Civil Engineering
4 california ave, suite 301
Framingham, ma 01701
Tel: 508 875 2657

NOT FOR
CONSTRUCTION

REVISIONS	No.	Date	Description

PAWTUCKET HIGH SCHOOL
1 Columbus Avenue, Pawtucket, RI

PROJECT STATUS	DRAWING NAME	PROJECT NO.
STAGE II DESIGN DEVELOPMENT SUBMISSION, ERIK3.014 OCTOBER 31, 2025	OVERALL SITE LAYOUT & MATERIALS PLAN	0524
		DRAWING NO.
		C-2.0



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Legend

- Suggested Pathway
- Suggested Pathway
- Groundwater Flow Direction
- 2-ft Elevation Contour
- Study Area
- Tax Parcel
- Suggested Parking

DATA SOURCE(S):
 ESRI 2025a - OpenStreetMap
 ESRI 2025b - World Hillshade
 PIVOT 2025 - Tax Parcels
 RGIS 2011 - Elevation Contours
 RGIS 2023 - Aerial Base Imagery



Project No.:
L5247438
 Date:
December 2025
 Drawn By:
JMO
 Reviewed By:
SJB

SKELLY AND LOY

A **Terracon** Company

449 Eisenhower Blvd #300 Harrisburg, PA 17111
 PH. (717) 232-0593 terracon.com

Riverside Site Plan

Riverside Replacement Property
 City of Pawtucket, Rhode Island

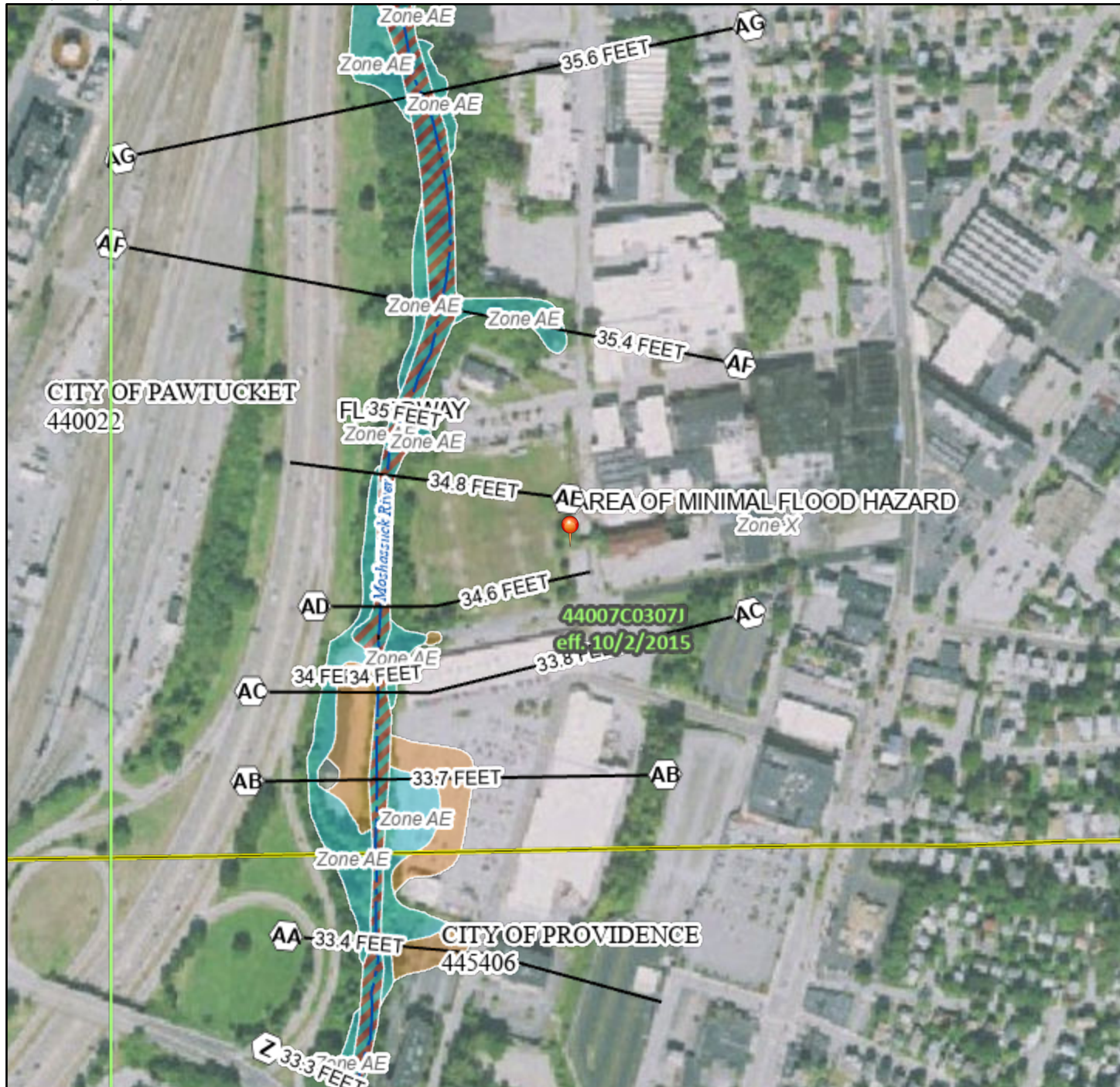
APPENDIX E

FEMA Floodplain Maps

National Flood Hazard Layer FIRMette



71°24'26"W 41°51'45"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

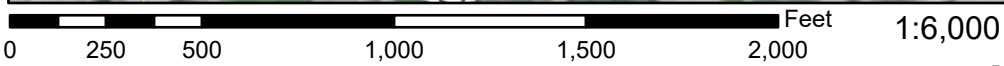
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/22/2025 at 2:47 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

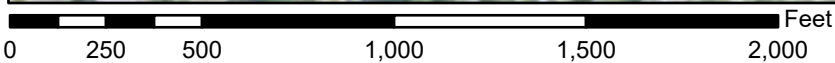
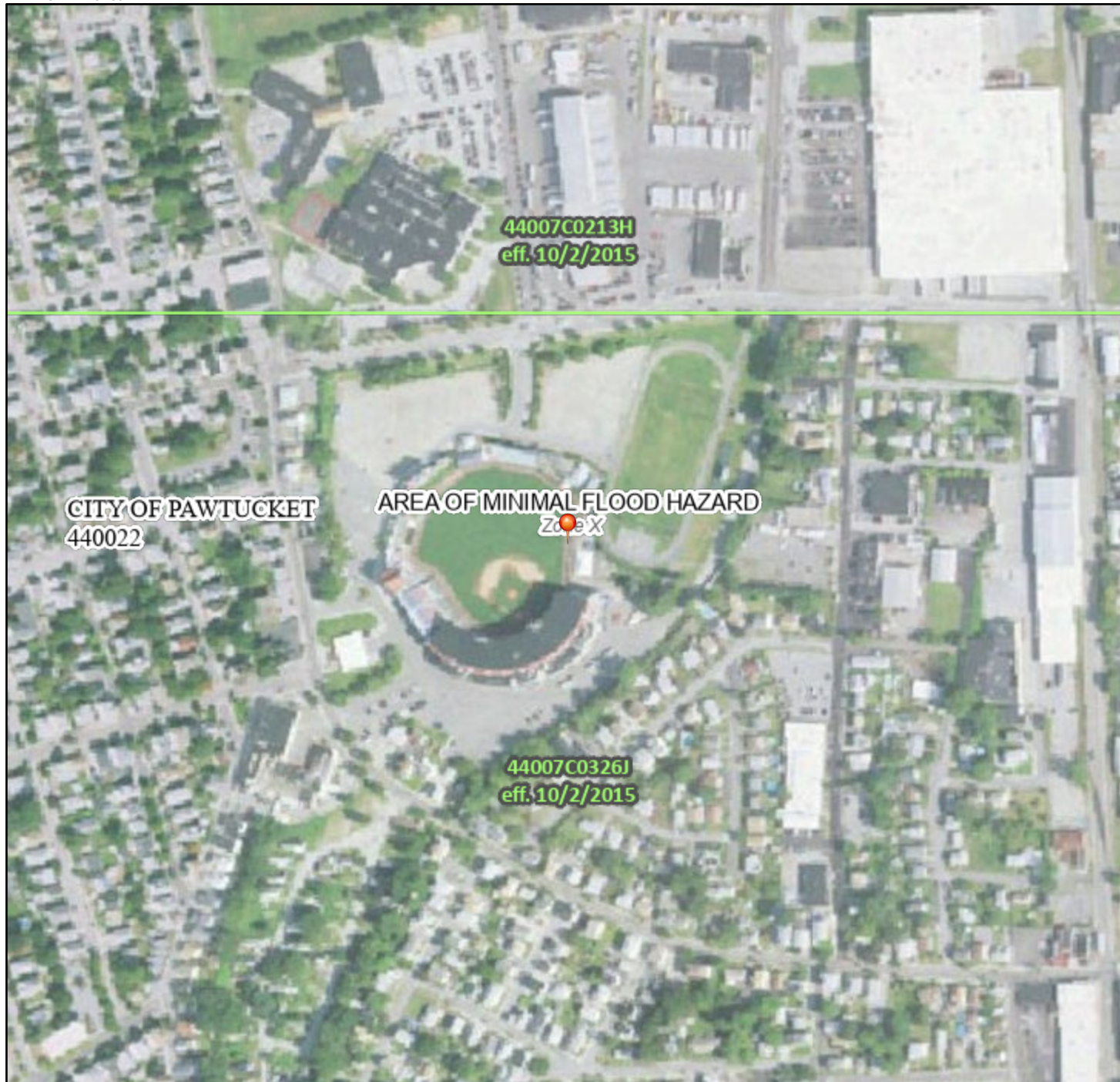
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



National Flood Hazard Layer FIRMMette



71°22'29"W 41°52'38"N



1:6,000

71°21'51"W 41°52'11"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

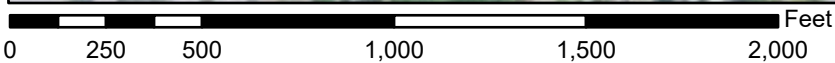
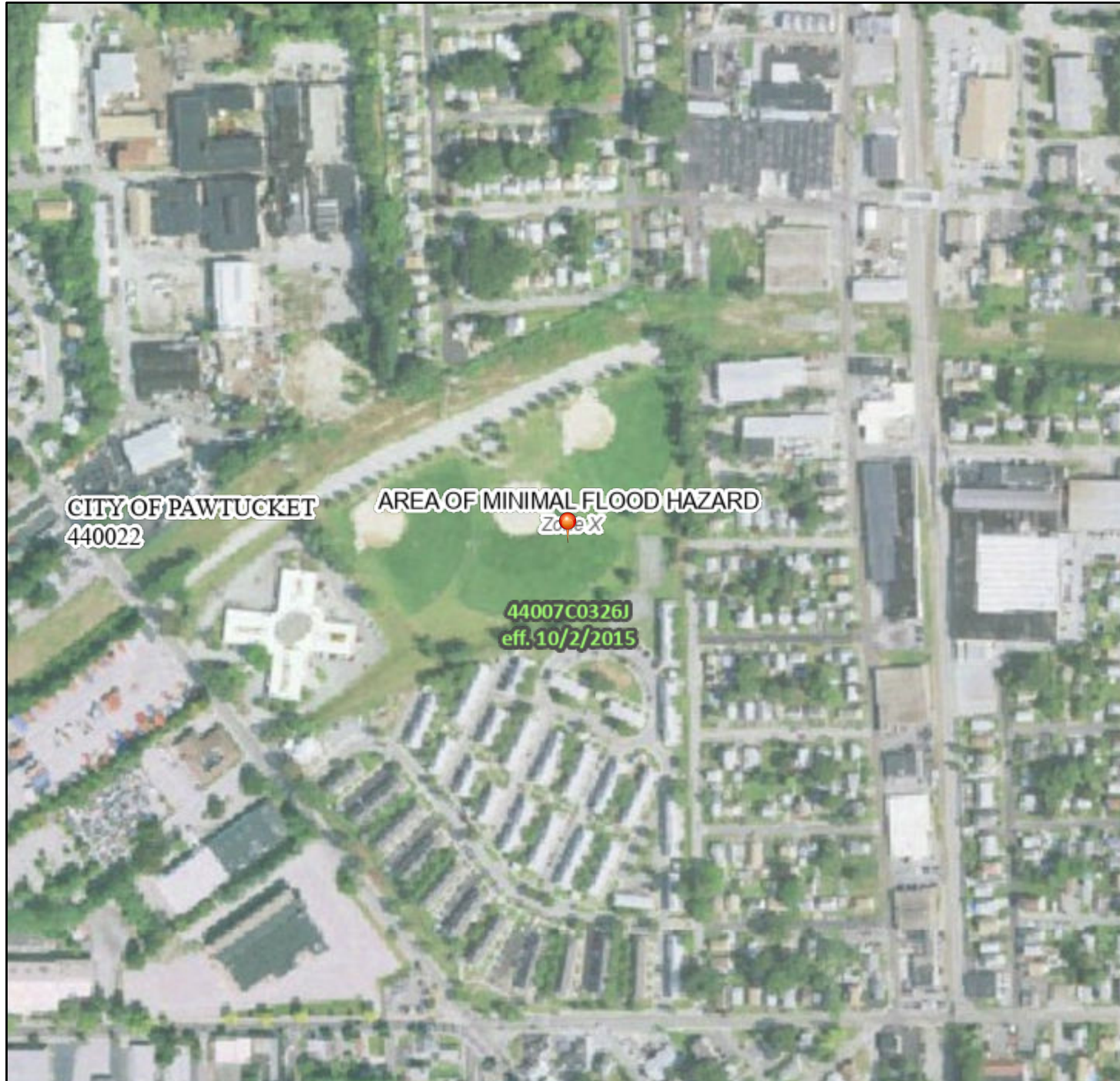
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This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

National Flood Hazard Layer FIRMette



71°22'22"W 41°52'4"N



1:6,000

71°21'44"W 41°51'37"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/22/2025 at 4:47 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

National Flood Hazard Layer FIRMMette



71°23'14"W 41°51'58"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

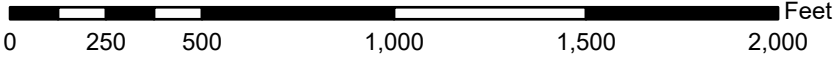


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/25/2025 at 1:33 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



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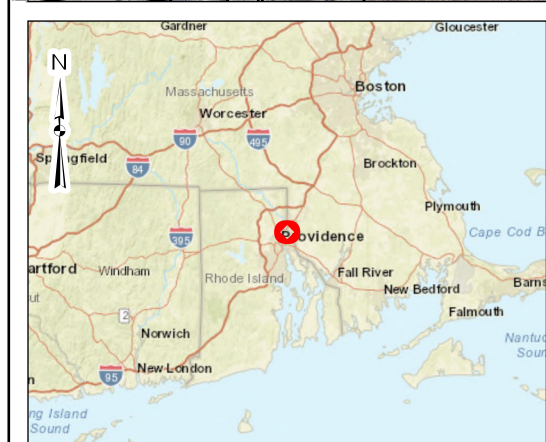
Basemap Imagery Source: USGS National Map 2023

APPENDIX F
Cultural Resource Coordination



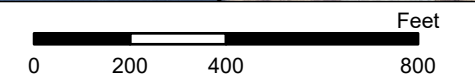
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G:\100_INV\Project\15247438 - Riverside\Map\15247438 - Riverside\EA NEPA 20250211\15247438 - Riverside\EA NEPA.aprx



- Legend**
- National Register of Historic Places – Listed Riverside Cemetery
 - Study Area
 - Tax Parcel

DATA SOURCE(S):
 ESRI 2025a - OpenStreetMap
 ESRI 2025b - World Hillshade
 PIVOT 2025 - Tax Parcels
 RIGIS 2023 - Aerial Base Imagery



Project No.:
L5247438
 Date:
December 2025
 Drawn By:
JMO
 Reviewed By:
SJB

SKELLY AND LOY

A **Terracon** Company

449 Eisenhower Blvd #300 Harrisburg, PA 17111
 PH. (717) 232-0593 terracon.com

Riverside Parcel Map

Riverside Replacement Property
 City of Pawtucket, Rhode Island

Figure

9



STATE OF RHODE ISLAND

HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678
TTY 401-222-3700

Fax 401-222-2968
www.preservation.ri.gov

December 23, 2025

Via email: alynd@skellyloy.com

Alyssa Lynd
Project Scientist - NEPA
Skelly and Loy, Inc., A Terracon Company
449 Eisenhower Blvd., Suite 300
Harrisburg, PA, 17111

Re: RIHPHC Project No. 18015
LWCF Conversion
Four properties
Pawtucket, Rhode Island

Dear Ms. Lynd:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the information that you provided for the above-referenced project. The City of Pawtucket is proposing to convert multiple properties that are currently within the National Park Service (NPS) Land and Water Conservation Fund (LWCF) and to transfer a new parcel into the LWCF.

The City invited our office to be a consulting party on this project on January 4, 2024, and requested that our office identify any known historic properties. At the time, the conversion included: part of Morley Field, part of Dunnell Park, McCoy Stadium, and Riverside Park. Our office replied to this request on January 26, 2024, and May 8, 2024. Through these letters we accepted to be a consulting party and identified the following known historic properties:

- Morley Field on Moshassuck Street is adjacent to a potentially historic property that was demolished.
- Dunnell Park/Hank Soar Field off Prospect Street is adjacent to the National Register-listed Prospect Heights Housing Project.
- McCoy Stadium is considered eligible for listing in the National Register.
- Riverside Park is adjacent to the Riverside Cemetery, which is listed in the National Register.

Since issuing those letters, we understand that McCoy Stadium has been demolished by the City. We have further learned that the stadium, itself, is not within the LWCF boundary, but the historic and related Pariseau Field is within the boundary. The stadium was demolished to build a new high school; removal of the Pariseau Field/McCoy stadium property from the LWCF is necessary for the new school as the land use will change from outdoor recreational to educational.

The RIHPHC has consulted the *LWCF Manual v72.1* (the Manual) available on the National Park Service website. Chapter 4 addresses environmental review and federal compliance, which includes the National Historic Preservation Act. The Manual acknowledges that:

The SHPO reflects the interests of the State and its citizens in the preservation of their cultural heritage. The SHPO is responsible for advising and assisting federal agencies in carrying out their Section 106 responsibilities and cooperating with such agencies, as well as “local governments, and private organizations and individuals to ensure historic properties are taken into consideration at all levels of planning and development.” 54 U.S.C. § 302303(5)-(6). For LWCF proposals, the State agency shall consult with the SHPO as provided by the ACHP’s regulations implementing Section 106 at 36 C.F.R. § 800.2(a)(3).

The RIHPHC is the RI SHPO office, and our office routinely assists in this manner, however, we are not experts in the LWCF, so we offer the following guidance based upon our understanding of the National Historic Preservation Act. In the *LWCF Manual v72.1*, under Chapter 4 in discussion of Section 106, it states that for LWCF Conversions, “The Section 106 process must be applied to the LWCF boundary area to be converted as well as the acquisition and development of the replacement parkland.” It states earlier in the chapter that the area of potential effect (APE) may differ from the LWCF boundary area.

The undertaking subject to Section 106 appears to be the NPS approval of the conversion of the three properties out of the LWCF and the transfer of the Riverside property into the LWCF. A reasonably foreseeable event¹ that will result from the removal of the Pariseau Field/McCoy Stadium property is the construction of the new school – a use that would not have been permitted had the property stayed within the LWCF and a use which required the demolition of McCoy Stadium. It seems then, that the action that prompted the LWCF conversion (construction of the new school) is part of the undertaking. If this is the case, an appropriate APE would include the entirety of the McCoy Stadium property, and the conversion had an adverse effect upon McCoy Stadium; one which has already occurred.

We are requesting that the NPS enter into consultation and opine on the undertaking and APE. Additionally, prior to our being notified that a federal undertaking would be associated with the school construction project and through early 2025, multiple parties, including the Heritage Alliance of Pawtucket and Preserve Rhode Island, reached out to our office and asked to be included in the consultation process. We directed these to RIDEM and to the City but want to ensure that they are afforded the opportunity to be consulting parties to the Section 106 process if they still desire to do so.

These comments are provided in accordance with Section 106 of the National Historic Preservation Act. If you have any questions, please contact RIHPHC Project Review Coordinator Elizabeth Totten at 401-222-2671 or elizabeth.totten@preservation.ri.gov.

Sincerely,



FOR

Jeffrey Emidy
Executive Director
State Historic Preservation Officer

Attachments: RIHPHC letters 230907.01, 231011.02, 240126.01, 240508.05
Letter from Rachel Mangum of ACHP to Missy Morrison of NPS dated July 19, 2024

¹ See letter from ACHP to NPS (attached).



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Telephone 401-222-2678
TTY 401-222-3700

Fax 401-222-2968
www.preservation.ri.gov

May 8, 2024

Via email: bpolicastro@pawtucketri.com

Bianca Policastro
Planning Director
City of Pawtucket Department of Planning and Redevelopment
City Hall 1st Floor
137 Roosevelt Avenue
Pawtucket, Rhode Island 02860-2129

Re: RIHPHC Project No. 18015
Land and Water Conservation Fund Land Projects
Pawtucket, Rhode Island

Dear Ms. Policastro:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff is writing to provide additional information on a proposed conversion of Land and Water Conservation Fund Land involving four properties in Pawtucket. On January 26, 2024, we affirmed that we would like to be consulting parties on the various conversions.

In that initial request, the City asked that we identify known historic properties surrounding the subject properties. For Riverside Park we noted that it is adjacent to Riverside Cemetery, and we stated, "this area has not been evaluated for listing in the National Register." This information is incorrect – Riverside Cemetery was listed in the National Register in 1983. The entirety of the National Register nomination is available on our website and the NPS website. The verbal boundary description states:

The property owned by the Riverside Burial Society includes all of Pawtucket Assessor's Plat 67A, lot 15. The grounds actually occupied and developed for cemetery use, though, cover only the southern two-thirds of this lot- -the northern third of lot 15 (a sandy waste) is therefore excluded from this nomination. Specifically, the nominated property is that portion of Pawtucket Assessor's Plat 67A, lot is lying south of a line drawn parallel to, and 650 feet southerly from, the north boundary line of lot 15.

We would need clarification on if the proposed portion of this lot that is to be added to the LWCF fund is listed in the National Register. Any development of this land has the potential to affect the Riverside Cemetery. A conceptual plan was provided, but the RIHPHC would need more detailed plans to review.

To: Ms. Policastro
Re: LWCF conversions Pawtucket

page 2

8 May 2024
RIHPHC No. 18015

We look forward to continuing consultation on these projects. These comments are provided in accordance with Section 106 of the National Historic Preservation Act. If you have any questions, please contact RIHPHC Project Review Coordinator Elizabeth Totten at 401-222-2671 or elizabeth.totten@preservation.ri.gov.

Sincerely,



Jeffrey Emidy
Executive Director
State Historic Preservation Officer

Copy via email: Megan DiPrete, RIDEM, megan.diprete@dem.ri.gov
 Missy Morrison, NPS LWCF, mary_morrison@nps.gov
 Robert Runge, City of Pawtucket, runge@pawtucketri.gov

Attachments: RIHPHC letter January 16, 2024



STATE OF RHODE ISLAND

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Old State House 150 Benefit Street Providence, RI 02903

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TTY 401-222-3700

Fax 401-222-2968
www.preservation.ri.gov

January 26, 2024

Via email: bpolicastro@pawtucketri.com

Bianca Policastro
Planning Director
City of Pawtucket Department of Planning and Redevelopment
City Hall 1st Floor
137 Roosevelt Avenue
Pawtucket, Rhode Island 02860-2129

Re: RIHPHC Project No. 18015
Land and Water Conservation Fund Land Projects
Pawtucket, Rhode Island

Dear Ms. Policastro:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has received your invitation to be a consulting party on a proposed conversion of Land and Water Conservation Fund Land involving four properties in Pawtucket. The RIHPHC affirms that we would like to be consulting parties on these projects.

The City has asked that we identify known historic properties surrounding the subject properties, and they are as follows:

- Morley Field on Moshassuck Street. Please refer to the attached letter for the adjacent property that was demolished.
- Dunnell Park/Hank Soar Field off Prospect Street. This is adjacent to the National Register-listed Prospect Heights Housing Project.
- McCoy Stadium – The RIHPHC considers this property to be eligible for listing in the National Register, please see the attached letters.
- Riverside Park – adjacent to the Riverside Cemetery. This area has not been evaluated for listing in the National Register.

We look forward to continuing consultation on these projects. These comments are provided in accordance with Section 106 of the National Historic Preservation Act. If you have any questions, please contact RIHPHC Project Review Coordinator Elizabeth Totten at 401-222-2671 or elizabeth.totten@preservation.ri.gov.

Sincerely,

Jeffrey Emidy
Executive Director
State Historic Preservation Officer

Attachments: RIHPHC letters 230907.01, 231011.02, 220503.02



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October 11, 2023

Via email: pgray@leviarc.com

Philip Gray
Senior Principal
Jonathan Levi Architects
266 Beacon Street
Boston, MA 02116

Re: RIHPHC Project No. 17724
New Construction – Pawtucket Unified High School
2 Columbus Avenue
Pawtucket, Rhode Island

Dear Mr. Gray:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the information that you provided for the above-referenced project. The City of Pawtucket is proposing to use Rhode Island Department of Education funds for the demolition of the existing building and site features and for the construction of a new high school at 2 Columbus Avenue in Pawtucket. Additionally, constructing the new school facilitates the abandonment of two historic school buildings elsewhere in the city. These related undertakings are subject to our review as they will utilize state funds and will occur on municipally owned property. No federal funds, permits, or licenses will be used for the undertaking.

As stated in our initial letter on September 7, 2023: “The RIHPHC considers McCoy Stadium and other features of the parcel including landscape features and Pariseau Field as eligible for listing in the State and National Registers of Historic Places under Criterion A in the areas of entertainment/recreation and community planning and development at the state level, and potentially under Criterion C in the area of architecture at the local level. The demolition of the stadium, ballpark, and field will result in an adverse effect.”

The RIHPHC requested additional information regarding the site selection process to determine if the adverse effect can be avoided. According to your letter, the City considered other sites but did not find any other site for the new high school that met their requirements. We also informed your firm that both Tolman Senior High School and Shea Senior High School are designated historic buildings. You informed our office that the City and RIDE have determined that “rehabilitation of the existing schools would not serve the best interests of the students.” You confirmed that there are no future plans for the two historic buildings at this time. The abandonment of the two historic schools without any plans in place for their continued use or preservation is also an adverse effect, one which can be minimized.

We look forward to discussing measures to minimize or mitigate the adverse effects to all three historic properties prior to proceeding with any demolition-related activity. Until the time that the adverse effect is eliminated or mitigation conducted, we object to RIDE issuing the funds for demolition of McCoy Stadium and any subsequent new construction.

These comments are provided in accordance with the Rhode Island Historic Preservation Act and Rhode Island General Laws. If you have any questions, please contact RIHPHC Project Review Coordinator Elizabeth Totten at 401-222-2671 or elizabeth.totten@preservation.ri.gov.

Sincerely,

Handwritten signature of Elizabeth Totten in blue ink, with the initials "FOR" written below the signature.

Jeffrey Emidy
Executive Director
Interim State Historic Preservation Officer



STATE OF RHODE ISLAND

HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678
TTY 401-222-3700

Fax 401-222-2968
www.preservation.ri.gov

September 7, 2023

Via email: pgray@leviarc.com

Philip Gray
Senior Principal
Jonathan Levi Architects
266 Beacon Street
Boston, MA 02116

Re: RIHPHC Project No. 17724
New Construction – Pawtucket Unified High School
2 Columbus Avenue
Pawtucket, Rhode Island

Dear Mr. Gray:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the information that you provided for the above-referenced project. The City of Pawtucket is proposing to use Rhode Island Department of Education funds for the demolition of the existing building and site features and for the construction of a new high school at 2 Columbus Avenue in Pawtucket. Additionally, constructing the new school facilitates the abandonment of two historic school buildings elsewhere in the city. These related undertakings are subject to our review as they will utilize state funds and will occur on municipally owned property. No federal funds, permits, or licenses will be used for the undertaking.

Demolition of McCoy Stadium

In the late 1930s, Mayor Thomas McCoy led the construction of the baseball stadium as well as Pawtucket City Hall, the former Pawtucket West High School (now called Shea High School), and a new filtration and water plant all using federal funds such as those from the Works Progress Administration. The selected stadium site was a former reservoir that had become a swamp by the 1930s. Sitework began in the summer of 1938, but the site was not ready for construction of the stadium until November 1940. Construction of the stadium was completed in July 1942 and in 1946, the building was named after the late Mayor McCoy. When it closed in 2019, the stadium was one of the oldest active minor league baseball stadiums in the country, but it is most well known for hosting the longest game in professional baseball history.¹

The RIHPHC considers McCoy Stadium and other features of the parcel including landscape features and Pariseau Field as eligible for listing in the State and National Registers of Historic

¹ Information taken from *Bottom of the 33rd: Hope, Redemption, and Baseball's Longest Game* by Dan Barry (2011) via smallstatebighistory.com
230907.01est/jde

Places under Criterion A in the areas of entertainment/recreation and community planning and development at the state level, and potentially under Criterion C in the area of architecture at the local level.

The demolition of the stadium, ballpark, and field will result in an adverse effect. The RIHPHC must determine if adequate measures have been considered to avoid the adverse effect. Please provide information regarding site selection for the new high school – have other sites been studied, has the city explored rehabilitating the existing high schools? What other options beyond demolition of the stadium were studied?

New Construction of a Unified High School

The proposed construction of a unified high school will affect historic properties as two historic high schools will be vacated once the new school is completed. Tolman Senior High School contributes to the Exchange Street Historic District, which is listed in the State and National Registers, and Shea Senior High School is individually listed in the State and National Registers. The RIHPHC was not provided plans or studies on the future use of these historic buildings once they are no longer used as high schools. Vacating these buildings without an adequate plan in place for their preservation or continued use by the city or others would result in an adverse effect which can be avoided through planning at an early stage in the process. Please keep our office informed of any plans or discussions for the existing historic high schools.

These comments are provided in accordance with the Rhode Island Historic Preservation Act and Rhode Island General Laws. If you have any questions, please contact RIHPHC Project Review Coordinator Elizabeth Totten at 401-222-2671 or elizabeth.totten@preservation.ri.gov.

Sincerely,

Handwritten signature of Elizabeth Totten in blue ink, with the initials 'FOR' written below the signature.

Jeffrey Emidy
Executive Director
Interim State Historic Preservation Officer